

**TO: ALL MEMBERS OF THE COUNCIL**

Your Ref /  
Eich Cyf

Our Ref / Ein Cyf CO

Date / Dyddiad 03/03/2010

Ask for / Gofynner am Ceri Owen

Direct Dial / Rhif Union 01352 702350

Fax / Ffacs

Dear Sir / Madam,

**A SPECIAL MEETING OF THE FLINTSHIRE COUNTY COUNCIL will be held in the COUNCIL CHAMBER, COUNTY HALL, MOLD on TUESDAY, 09 MARCH 2010 at 14:00 to consider the following items.**

Yours faithfully



Democracy and Governance Manager

**AGENDA**

1. **PRAYERS**
2. **APOLOGIES FOR ABSENCE**
3. **DECLARATIONS OF INTEREST**
4. **NORTH WALES RESIDUAL WASTE TREATMENT PROJECT - OPTIONS APPRAISAL FOR FLINTSHIRE COUNTY COUNCIL**  
Report of Director of Environment and Chief Executive enclosed
5. **NORTH WALES RESIDUAL WASTE TREATMENT PROJECT - INTER AUTHORITY AGREEMENT**  
Report of Director of Environment and Chief Executive enclosed

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The Council welcomes correspondence in Welsh or English  
Mae'r Cyngor yn croesawu gohebiaeth yn y Gymraeg neu'r Saesneg

6. **NORTH WALES RESIDUAL WASTE TREATMENT PROJECT OVERVIEW OF THE OUTLINE BUSINESS CASE**

Report of Director of Environment and Chief Executive enclosed

**LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 - TO CONSIDER THE EXCLUSION OF THE PRESS AND PUBLIC**

The following item is considered to be exempt by virtue of Paragraph(s) 12, 14 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended).

7. **NORTH WALES RESIDUAL WASTE TREATMENT PROJECT - OUTLINE BUSINESS CASE**

Report of Director of Environment and Chief Executive enclosed

**THE FOLLOWING ITEMS ARE NOT CONSIDERED TO BE EXEMPT AND THEREFORE THE REMAINDER OF THE MEETING WILL BE OPEN TO THE PRESS AND PUBLIC**

The following items are not considered to be exempt and therefore the remainder of the meeting will be open to the press and public

8. **RESPONSES TO UDP PROPOSED MODIFICATIONS REPRESENTATIONS AND ADOPTION PROCESS**

Members are requested to bring with them a copy of the report which has been previously circulated

9. **REVIEW OF ELECTORAL ARRANGEMENTS: DRAFT PROPOSALS OF THE LOCAL GOVERNMENT BOUNDARY COMMISSION FOR WALES**

Report of Chief Executive and Head of Legal and Democratic Services enclosed

10. **ANNUAL REPORT OF THE INDEPENDENT REMUNERATION PANEL FOR WALES**

Report of Head of Legal and Democratic Services enclosed

11. **DIARY OF MEETINGS 2010/11**

Report of Chief Executive enclosed

Members of the  
Environment & Regeneration  
Overview & Scrutiny Committee

CL/JF/S.5  
12th February 2010  
Carl Longland  
01352 704500  
01352 704550

Dear Member

**Re North Wales Residual Waste Treatment Project**

I'm writing on behalf of Colin Everett, Kerry Feather, Barry Davies, Neal Cockerton and myself. After the Environment and Regeneration Overview & Scrutiny meeting on 4<sup>th</sup> February, which considered a suite of four reports relating to the North Wales Residual Waste Treatment Project, we discussed Members' comments, particularly how they found it had helped their understanding of the key issues. We agreed that I should write to the Committee Members unable to attend the meeting to give them a brief resumé of the reports, the presentation given by Stephen Penny (the Project Director) and the ensuing discussion. For completeness, I'm copying this letter to all of the Members at the meeting.

Accordingly, I set out below a brief summary of each report :-

Options Appraisal

This looks at the pros and cons of the Council either developing treatment facilities on its own, or as part of the Partnership – and clearly recommends that the way forward should be as part of the Partnership.

- Inter Authority Agreement

This sets out our proposals for how the five partner authorities (Flintshire, Denbighshire, Conwy, Gwynedd, Anglesey) will work together during the procurement of the waste treatment facility. It also establishes Flintshire County Council as the lead authority throughout the procurement process.

- Overview of the Outline Business Case

This describes the work done by consultants to analyse the various waste treatment solutions available to the Partnership, together with potential sites for developing the facilities at. It also gives an overview of the costs involved, including the likely gate fees the Councils would pay per tonne of waste treated. These are then compared to

Cont ...

**Re North Wales Residual Waste Treatment Project (Cont)**

the scenario of not developing the facility at all, but instead maximising our recycling potential and landfilling the rest. The report recommends that the Partnership pursues the procurement of a treatment facility.

- Outline Business Case

This report will be considered in the Part 2 (Confidential) part of the Executive meeting on 16<sup>th</sup> February and Council meeting on 9<sup>th</sup> March, as it gives details (and therefore commercially sensitive) financial information for the Project.

The report compares the anticipated treatment costs with the current budgets available for waste disposal over the life of the contract and provides information on the Project's impact upon the Council's Medium Term Financial Strategy. There are a number of Technical Appendices to the report which can be viewed on the computer in the Management Meeting Room (next to the Cabinet Meeting Room).

Stephen Penny, accompanied by Jonathan Bebb from Entec and Saefar Rehnan from Grant Thornton, gave an overview presentation about the reports, including the Outline Business Case that has been produced and the timetable being pursued. I attach a copy of the slides used by Stephen during his presentation for your information.

Each report was then briefly introduced by Neal Cockerton, the Council's Head of Technical Services, before Members considered them. For your information, I've listed the key questions raised and the responses given at the meeting on the attached sheet (Appendix 'A').

At the meeting, Members agreed to support the recommendations contained within each of the four reports.

Finally, if you would like any further clarification about what's included in this letter, the slides, or the reports, please speak to either myself (Ext 4500), Neal Cockerton (Ext 3169) or Stephen Penny (Ext 4914) and we will be happy to help you further.

Yours sincerely



Carl Longland  
Director of Environment

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Question	Response
If it is Deeside that is to be the location, where is it?	The Reference site is identified by Ref No. EMI13 in the UDP. The site has been held for a number of years for this purpose.
From the five authorities, what if only three agree?	From the amount of work done by the Partnership and the trust built up between the partners, it is likely that all five will agree. If only three agree, there will be some thinking to do by those, due to economies of scale and there would be a need to produce a new OBC.
We are only considering municipal waste here, which is a small percentage of the total waste produced in the County. Is it the case that the Project will just deal with municipal waste over the 25 years?	It is to deal with municipal waste, which includes local trade waste that local authorities collect. WAG won't support finance for treating private waste. If the bidder proposes extra capacity, we would consider this, but the priority is the Partnership's waste. We would have to consider if it is beneficial to the Partnership to allow the operator to develop a facility that has spare capacity. Also, bidders are unlikely to take a lot of risk on private waste because they need long term contracts to get the Banks to lend the necessary funding to them.
What about the risk analysis for the Project?	A Risk Workshop was carried out – the results can be made available and will be updated through the Project. The workshop was for technical specialists, not for all Officers and Members The risks and challenges are taken to the Joint Committee of Members as the first Agenda item.
We need assurances on potential emissions.	We will build a facility that is up to date with Environment Agency controls.
You don't know if you will get planning permission; why have a Business Plan with no firm proposals?	This is not a Business Plan, it is an OBC. It follows WAG's guidelines; it's for approval to move to the procurement stage of the Project. It is open ended on purpose to allow for all potential options.
Is it true that there would be no WAG support for an individual facility?	WAG do not want lots of individual facilities. They want partnerships which provide value for money. Our understanding is that consortia will stay together; if ours broke up, we doubt it would be supported by funding from WAG.
What would be the benefits of heating from Combined Heat and Power at Deeside?	Benefits of CHP is that heat the distributed is cheaper to purchase. Typically, a local business could benefit, and possibly long term developments in the future - maybe housing.

Question	Response
For the location of a Reference site, have you taken into account transport?	Yes, the Reference site is readily accessible, as it's close to the principal road network.
Will the affordability issues be taken into account in our budget figures?	The Council, with the other partner authorities, has reviewed the figures and is comfortable that the Project is the best way forward financially for the Council. The position will be refreshed and updated as the Project moves on. We will build the figures into our Medium and Longer Term Financial Strategy.
Do we know what will happen to our waste disposal contractor, AD Waste?	AD Waste are scheduled to be brought in-house from 1 <sup>st</sup> April 2010. This Project will therefore not impact upon their operations.
How long are the Technical Appendices available to view?	They will be available until at least full Council on 9 <sup>th</sup> March, but please contact a member of staff in Chief Executives on Ext 2101, Ext 2103 or Ext 2105.
If the site is eventually in Deeside, would we import waste from other counties ie Cheshire?	This is about treating the Partnership's waste. The capacity will suit the needs of the Partnership. It is up to the tenderer to take on any risks of building a facility that takes more waste than the Partnership will produce – this is highly unlikely. Members can also decide on the size of facility when we are at the appropriate stage of the Project.

## FLINTSHIRE COUNTY COUNCIL

AGENDA ITEM NUMBER: 4

**REPORT TO:** **SPECIAL MEETING OF THE FLINTSHIRE COUNTY COUNCIL**  
**DATE :** **09 MARCH 2010**  
**REPORT BY:** **DIRECTOR OF ENVIRONMENT AND CHIEF EXECUTIVE**  
**SUBJECT :** **NORTH WALES RESIDUAL WASTE TREATMENT PROJECT -  
OPTIONS APPRAISAL FOR FLINTSHIRE COUNTY COUNCIL**

### **1.00 PURPOSE OF REPORT**

- 1.01 This report provides an overview of work undertaken to assess how the Council should approach the treatment of its residual municipal waste in the future specifically as an individual authority or in collaboration with other North Wales authorities.

### **2.00 BACKGROUND**

- 2.01 In late Autumn 2009 work commenced on the development of the Outline Business Case (OBC) and related options for the North Wales Residual Waste Treatment Partnership (NWRWTP). Flintshire County Council engaged Consultants Entec to assess whether being part of the NWRWTP option is in the best interests of their Council. Further research was therefore undertaken into alternative options for the long term treatment of the Council's residual waste. A copy of the Executive Summary of Entecs report is included at appendix 1.
- 2.02 A range of seven different treatment technologies have been identified as being feasible, creating 19 different scenarios for assessment including the reference solution of the NWRWTP. Improving the Council's recycling and landfilling the residual waste was assessed as a 'Do Nothing' option. In developing the options appraisal, due regard has been made to the HM Treasury Green Book (The Green Book provides guidance on the economic assessment of spending, and the preparation of business cases for the Public Sector).
- 2.03 The seven different available market treatment technologies include Energy from Waste (EfW) on small and large scales, Gasification, three different Mechanical Biological Treatment (MBT) types and Mechanical Heat Treatment (MHT).
- 2.04 The options assessed through the appraisal are:
- 2.04.1 Do Nothing - Bases future modelling on the assumption that waste services will develop as presently proposed (ie improvements in recycling and food waste collection which it is predicted to take recycling rates to approximately 60%), and that all residual waste will be landfilled.

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Date: 03/03/2010

- 2.04.2 Maximise recycling - This option relies on the Council reaching the 70% recycling rate without the use of any new technology to treat waste.
- 2.04.3 Build and own a treatment facility within Flintshire.
- 2.04.4 Build a Treatment facility in a sub regional partnership (with Denbighshire) within Flintshire - As 2.04.4 (built and owned by Flintshire) in terms of processing larger volumes of waste with the possibility of additional transfer and handling requirements. The main difference with 2.01.3 being a larger facility with commensurate economies of scale.
- 2.04.5 Utilisation of a third party (merchant) facility inside or outside Flintshire - includes developing a solution with existing waste treatment/disposal contractors.
- 2.04.6 The NWRWTP - Consideration of the NWRWTP Reference Solution.
- 2.05 In order to fund the construction of any new infrastructure, Welsh Assembly Government (WAG) has encouraged partnerships to develop that can apply for central funding. Should Flintshire County Council develop one of the facilities outlined above, there would be no WAG support funding made available to the project.
- 2.06 The NWRWTP projected performance, as set out within the Outline Business Case (see later on in the Agenda) shows that 70% recycling can be met on the assumption that WAG instigates legislative and regulatory change that will support national and local developments in waste composition, changes in packaging, improvements in source segregation of waste, tackling further non household waste streams and an increase in waste awareness with the general public. If WAG does not bring forward these measures there is a projected small shortfall (2.6%) in reaching the 2025 recycling and composting targets.

### **3.00 CONSIDERATIONS**

- 3.01 In undertaking the options appraisal, meetings were held with Officers from the Council to review technology options available for Flintshire. In order to be consistent, the same parameters were used to score the Flintshire options as were used by the NWRWTP for scoring options available to that partnership. The matters below were used as the main/primary criteria to analyse the options. Each primary criterion has a sub-set of secondary factors against which the options have been scored.

- Technical Performance
- Environmental Sustainability



- Deliverability
- Socio -Economic Factors
- Total Economic Cost

3.02 For the purposes of modelling, each of the treatment technologies was subject to a number of assumptions:

- That the new WAG Waste Targets are met - as set out in 'Towards Zero Waste'
- Further waste minimisation is implemented
- Kerbside recycle collections are improved
- Food waste is treated

3.03 In order to take into account risk transfer involved within the various procurement options and technologies that were modelled, a SWOT analysis was undertaken (A SWOT analysis is a strategic planning tool used to evaluate Strengths, Weaknesses, Opportunities and Threats involved in the project). The aim of the SWOT analysis was to identify the key internal and external factors that were important.

3.04 In arriving at the costs of the project, the Consultants (Entec) have produced a total cost over the project life and expressed this as a Net Present Value (NPV). The NPV cost allows a fair comparison to be made in "today's" money; this evens out different cash flows, which can occur with processes that have higher levels of operating expenses in the later years of a project (for example Merchant Facilities). Whilst the NPV cost includes all direct costs which will be incurred over the life of the project it would not accurately compare to a gate fee, since it excludes the cost of finance, and would be subject to further commercial and tax adjustments.

3.05 The NPV values used in this options appraisal are directly comparable with the NPV costs identified in the main NWRWTP OBC when they are proportioned in line with tonnage waste arising from Flintshire. Both studies start with the same basic cost assumptions derived from the Entec database. However, the NWRWTP OBC is more sophisticated and the cost data has been developed to meet Treasury requirements. This level of sophistication was considered unnecessary for the Flintshire options appraisal, which is more concerned with cost variations between various options.

3.06 The outcome of the technical scoring from the options appraisal process for the Council is displayed in the Table below, which includes a full list of the options appraised. They are presented in their rank order following the technical appraisal exercise. This ranking takes no account of the cost of each solution, which is consistent with the WAG guidance on options appraisal studies. However, for clarity, the NPV of each solution has been included and a basic ordering for each option applied (on the basis that 1 is the lowest cost and 19 is the highest cost). See Table 1.

**Table 1 - Technical Ranking of Options and Cost Order**

Technical Ranking	Option Number	Option Summary Description	NPV (Cost) of Solution (Flintshire Cost Only)	Basic Cost Ranking
1	9a	Strategy Compliant with EFW_CHP - NWRWTP Partnership Facility (With 25% WAG Funding)	£57,231,296	1
		Strategy Compliant with EFW_CHP - NWRWTP Partnership Facility (Without 25% WAG Funding)	£76,308,395	(1)
2	2b	Strategy Compliant with EFW_CHP (Sub-regional Partnership)	£86,123,059	6
3	8a	Strategy Compliant with EFW_CHP - Merchant Facility (Stand Alone)	£77,150,647	4
3	8b	Strategy Compliant with EFW_CHP - Merchant Facility (Sub-regional Partnership)	£76,493,283	2
5	2a	Strategy Compliant with EFW_CHP (Stand Alone)	£95,202,164	8
6	3b	Strategy Compliant with Gasifier (Sub-regional Partnership)	£91,590,586	7
7	3a	Strategy Compliant with Gasifier (Stand Alone)	£100,622,762	10
8	10a	Strategy Compliant with MHT (autoclave), fibre to EFW - Merchant Facility (Alone)	£77,150,647	4
8	10b	Strategy Compliant with MHT (autoclave), fibre to EFW – Merchant Facility (Sub-regional Partnership)	£76,493,283	2
10	5b	Strategy Compliant with MBT_AD, RDF to dedicated facility, (Sub-regional Partnership)	£116,378,813	15
11	5a	Strategy Compliant with MBT_AD, RDF to dedicated facility (Stand Alone)	£123,898,438	16
12	7a	Strategy Compliant with MHT (autoclave), fibre to EFW (Stand Alone)	£123,938,855	17
13	7b	Strategy Compliant with MHT (autoclave), fibre to EFW (Sub-regional Partnership)	£128,869,287	18
14	1b	Do nothing (maintain recycling and introduce food waste) (70%)	£116,231,261	14
15	6a	Strategy Compliant with single MBT_Ecodeco, RDF to dedicated facility, CLO for "beneficial use" (Stand Alone)	£103,723,036	11
15	6b	Strategy Compliant with single MBT_Ecodeco, RDF to dedicated facility, CLO for "beneficial use" (Sub-regional Partnership)	£99,279,902	9
17	4a	Generally strategy compliant, single MBT	£105,188,310	12

		Biostabilisation to landfill (Stand Alone)		
18	4b	Generally strategy compliant, single MBT Biostabilisation to landfill (Sub-regional Partnership)	£105,210,058	13
19	1a	Do nothing (maintain recycling and introduce food waste) (55%)	£141,401,354	19

- 3.07 All the highest ranking options include energy from waste as the core technical solution, but the facilities would vary in terms of size, ownership and the relative costs for procurement, construction and operation. Incorporating the Net Present Value (NPV) for each option strengthens the case for the NWRWTP reference project as the preferred option – largely due to the WAG funding, which is available for this option only and also to a lesser extent economies of scale. The incorporation of WAG funding into the assessment is likely to result in an NPV cost saving of approximately 35% when compared with the second ranked technical option, 2b, (which would not attract WAG funding); and an NPV cost saving of approximately 60% when compared with the 'Do Nothing' option.
- 3.08 Option 9a, Strategy Compliant with EFW\_CHP - NWRWTP (Energy from Waste, Combined Heat and Power) Facility (Regional Partnership), performs the highest technically, and even without WAG financial support is financially the best ranked option. As a full (all five Councils) partnership option it also qualifies for WAG financial support, which reduces its cost even further and as a result it is approximately 25% cheaper than the next nearest technically ranked option (8b). From the SWOT analysis this option carries the least risk. In addition, consideration should also be given to the direct authority costs and costs associated with financial, legal, technical and insurance adviser fees for a procurement of this nature. Experience elsewhere in the UK indicates that a budget of around £3-4 million would be required; there would be only limited difference to this figure for a stand alone procurement compared to a partnership where the costs are to be part funded by WAG and then split 5 ways.
- 3.09 Whilst Option 2b, Strategy Compliant with EFW\_CHP (Sub-regional Partnership) is ranked second technically, it is greatly more expensive and as explained above it carries additional procurement and other associated costs to the Council. From the SWOT analysis this option carries substantial increased risks, such as the affordability to the Council and the ability of a facility of this size to offer CHP output cost effectively.
- 3.10 Finally Option 8a and 8b, Strategy Compliant with EFW\_CHP - Merchant Facility (Alone and Sub-regional Partnership respectively) which were ranked joint third by the technical options appraisal, are more expensive solutions and require development by a third party. In addition, the availability of such a facility is questionable, since one does not currently exist locally; however, it is possible, through a proper competition, that such a solution may come forward.

## **Conclusion**

After considering all of the factors, Entec recommend the NWRWTP regional partnership option (9a) as the scenario most likely to deliver best value for the Council.

### **4.00 RECOMMENDATIONS**

4.01 That Members confirm support for the NWRWTP regional partnership as the option most likely to deliver best value for money for the Council in the future.

### **5.00 FINANCIAL IMPLICATIONS**

5.01 Contained within the report.

### **6.00 ANTI POVERTY IMPACT**

6.01 None as a direct result of this report

### **7.00 ENVIRONMENTAL IMPACT**

7.01 None as a direct result of this report

### **8.00 EQUALITIES IMPACT**

8.01 None as a direct result of this report

### **9.00 PERSONNEL IMPLICATIONS**

9.01 None as a direct result of this report

### **10.00 CONSULTATION REQUIRED**

10.01 Stakeholders and Members

### **11.00 CONSULTATION UNDERTAKEN**

11.01 To be undertaken

### **12.00 APPENDICES**

12.01 None

## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 BACKGROUND DOCUMENTS**

Entec Report - North Wales Residual Waste Treatment Project

Contact Officer: Neal Cockerton  
Telephone: 01352 703169  
E-Mail: [neal\\_cockerton@flintshire.gov.uk](mailto:neal_cockerton@flintshire.gov.uk)

## Executive Summary

### Introduction

Flintshire County Council (the Council) is currently working in partnership with the North Wales Residual Waste Treatment Partnership (NWRWTP) on a project to secure facilities for the long term management of their residual municipal waste. The NWRWTP is made up of five North Wales Local Authorities including; Isle of Anglesey, Denbighshire, Conwy and Flintshire. The NWRWTP started to develop an Outline Business Case (OBC) in autumn 2009 for submission to WAG in March/April 2010. Work is currently on-going on the development of an Outline Business Case for a joint waste treatment facility to treat residual waste arising within all five authorities, with the intention of applying for financial support under the Welsh Assembly Government's (WAG) waste infrastructure programme.

To understand the options available to the Council to treat residual waste and to assess whether the NWRWTP option is in the Council's best interest, the Council opted to further research alternative options for the long term treatment of its residual waste. This report investigates the delivery options available to the Council for treating residual waste arising in Flintshire in comparison to a number of other scenarios, both with and outside of the joint partnership solution available through the NWRWTP

### Purpose of this Report

This report has been produced for the purpose of documenting work done in assessing the waste management options available to the Council for dealing with its residual waste. The study acknowledges that more than one delivery route could be used to procure different treatment technologies; these are discussed in further detail in the main body of the report (Section 5.2). Combining the delivery routes and the treatment technologies resulted in seventeen alternative scenarios. The study appraised the technical, environmental, deliverability and socio-economic aspects of the alternative delivery options identified by the Council.

The overall aim of commissioning this technical support was to enable the Council to investigate how alternative delivery options for treating the residual waste arising in Flintshire compares with committing to the NWRWTP procurement route



## Options Appraisal & SWOT Analysis Process

The options appraisal was based on assessing a set of delivery options available to the Council, as outlined below.

1. Do Nothing (55% Recycling). This option bases future modelling on the assumption that no new treatment facilities will be developed and that all services will remain the same as presently proposed, meaning similar levels of landfill and recycling with improvements over time, to reflect currently committed and planned schemes;
2. High recycling – No new treatment facilities. This option relies on the Council reaching a 70% recycling rate without the use of any new technologies for treating the waste;
3. Build a Stand Alone Treatment Facility within Flintshire. This takes into account the options available to the Council to develop an entirely new stand alone treatment facility (and also to account for the existing waste management infrastructure with modifications and the addition of new infrastructure to deal with residual waste);
4. Build a Treatment Facility in a Sub-regional Partnership with Denbighshire County Council within the Flintshire area. This option would take into account the option as above (Option 3), but would consider the project in terms of processing a larger waste tonnage but with the possibility of additional transfer and handling requirements. The main difference to Option 3, above, will be that this may allow for a larger new facility, which may be more financially viable due to scale factors;
5. Utilise a third party (merchant) treatment Facility inside or outside of the Flintshire area, including developing a solution with existing waste treatment / disposal contractors. This solution relies on all residual waste being transported from Flintshire to a third party for treatment; and
6. The NWRWTP Partnership Solution: This option will be the NWRWTP OBC Reference Project solution, which is for one treatment facility to deal with all five local authorities' residual waste, based in Flintshire.

As well as the different delivery options the appraisal considers seven different treatment technologies, which have been identified as being feasible. The different treatment technologies include Energy from Waste (EfW) on small and large scales, Gasification, three different Mechanical Biological Treatment (MBT) types and Mechanical Heat Treatment (MHT). In total 19 different options were created, which are outlined in Table 0.1 below.

The Council's working group assessed and scored each of the nineteen options on technical, deliverability and socio-economic criteria, with guidance from Entec. An approved environmental modelling program (WRATE) was used to ascertain the environmental impact



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of each solution and feed into the scoring for the environmental criteria. These scores were compiled and resulted in a ranking of the different options. Each of the scenarios was then assessed in terms of the capital and operational costs, and the top ranked scenarios were subject to a SWOT analysis to identify the potential strengths, weaknesses, threats and opportunities relating to technology, procurement, market competition and climate change, planning and site acquisition among others.

### **Financial Aspects**

The costs of each of the scenarios was estimated using data provided by Entec from its cost databases. The data have been gathered from bid submissions on other procurements and have been updated to a common date point and is one of the largest databases of its type in the UK. Where information was considered deficient Entec consulted with industry contacts for their most up-to-date estimations. The majority of the cost information covers projects which are designed to operate over a 25 year period and consequently, include regular maintenance and also life cycle maintenance. Whilst market positions adopted by individual bidders may mean that more competitive prices may be obtained, the database allows for the costs comparison of each option in the study, against a common set of assumptions.

Since residual waste treatment assets of this nature are generally procured for 25 year periods, it is normal to compare costs for the whole life of the project, which then takes account of lifecycle costs. For this project, Entec examined all of the direct costs to produce a total cost over the project life and expressed this as a Net Present Value (NPV). The NPV cost allows a fair comparison to be made in “today’s” money; this evens out different cash flows, which can occur with processes that have higher levels of operating expenses in the latter years of a project. Whilst the NPV cost includes all direct costs which will be incurred over the life of the project it would not accurately compare to a gate fee, since it excludes the cost of finance, and would be subject to further commercial and tax adjustments. However, a comparison of the NPV’s clearly shows that Option 9a, Strategy Compliant with EFW\_CHP - NWRWTP Facility (Regional Partnership) is approximately 35% cheaper than the 2<sup>nd</sup> ranked option when WAG funding included.

### **Merchant Facilities**

The following graph illustrates the impact of financing charges on the costs of project financed solutions versus merchant plants. It illustrates the point that whilst merchant facilities may be cheaper in the short term, in the longer term, project finance offers best value. This arises because all costs for a merchant solution are subject to indexation



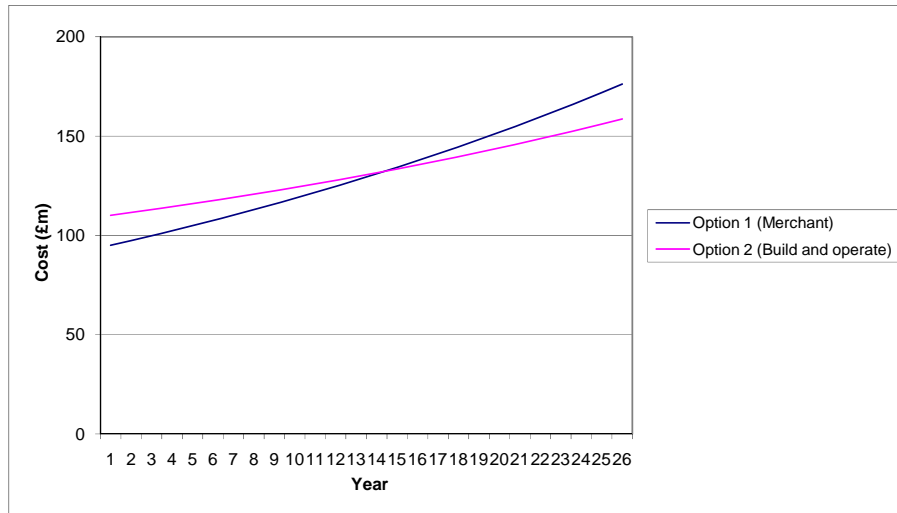
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(inflation), whilst under project finance; the capital element is fixed at the beginning of the contract.

**Figure 0.1 Comparison of Merchant v Project Finance Facilities**



### Comparison with the OBC costs.

The NPV values used in this options appraisal are directly comparable with the starting NPV costs identified in the main NWRWTP OBC, and are simply proportioned in line with tonnage waste arising for Flintshire. Both studies start with the same basic cost assumptions derived from the Entec database, however, the NWRWTP OBC is more sophisticated and the cost data has been developed to meet treasury requirements. This level of sophistication was considered unnecessary for this study, which is more concerned with cost variations between various options.

## Final Outcome

The Welsh Assembly Government has made it clear via its –'Towards Zero Waste' - A consultation on a new Waste Strategy for Wales (completed in July 2009) that future strategic direction and resources will be directed towards local authority policies which are based on very high levels of recycling and composting (for example 70% recycling /composting by 2025) and minimised levels of landfilling (for example a maximum of 5% landfill by 2025). Even with these challenging targets achieved, there will remain significant levels of residual



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waste which must be disposed of through sustainable techniques offering the best balance of environmental and economical benefits.

The outcome of the technical scoring from the options appraisal process for the Council is displayed in the table below, which includes a full list of the options appraised. They are presented in their rank order following the technical appraisal exercise. This ranking takes no account of the cost of each solution, which is consistent with the WAG guidance on options appraisal studies. However, for clarity the NPV of each solution has been included and a basic ordering for each option applied (on the basis that 1 is the lowest cost and 19 is the highest cost).



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**Table 0.1 Technical Ranking of Options with NPV and Cost Order**

Rank	Option Number	Option Summary Description	NPV (Cost) of Solution (Flintshire Cost Only)	Basic Cost Ranking
1	9a	Strategy Compliant with EFW_CHP - NWRWTP Partnership Facility (With 25% WAG Funding)	£57,231,296	1
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2	2b	Strategy Compliant with EFW_CHP (Sub-regional Partnership)	£86,123,059	6
3	8a	Strategy Compliant with EFW_CHP - Merchant Facility (Stand Alone)	£77,150,647	4
3	8b	Strategy Compliant with EFW_CHP - Merchant Facility (Sub-regional Partnership)	£76,493,283	2
5	2a	Strategy Compliant with EFW_CHP (Stand Alone)	£95,202,164	8
6	3b	Strategy Compliant with Gasifier (Sub-regional Partnership)	£91,590,586	7
7	3a	Strategy Compliant with Gasifier (Stand Alone)	£100,622,762	10
8	10a	Strategy Compliant with MHT (autoclave), fibre to EFW - Merchant Facility (Alone)	£77,150,647	4
8	10b	Strategy Compliant with MHT (autoclave), fibre to EFW – Merchant Facility (Sub-regional Partnership)	£76,493,283	2
10	5b	Strategy Compliant with MBT_AD, RDF to dedicated facility, (Sub-regional Partnership)	£116,378,813	15
11	5a	Strategy Compliant with MBT_AD, RDF to dedicated facility (Stand Alone)	£123,898,438	16
12	7a	Strategy Compliant with MHT (autoclave), fibre to EFW (Stand Alone)	£123,938,855	17
13	7b	Strategy Compliant with MHT (autoclave), fibre to EFW (Sub-regional Partnership)	£128,869,287	18
14	1b	Do nothing (maintain recycling and introduce food waste) (70%)	£116,231,261	14
15	6a	Strategy Compliant with single MBT_Ecodeco, RDF to dedicated facility, CLO for "beneficial use" (Stand Alone)	£103,723,036	11
15	6b	Strategy Compliant with single MBT_Ecodeco, RDF to dedicated facility, CLO for "beneficial use" (Sub-regional Partnership)	£99,279,902	9
17	4a	Generally strategy compliant, single MBT Biostabilisation to landfill (Stand Alone)	£105,188,310	12
18	4b	Generally strategy compliant, single MBT Biostabilisation to landfill (Sub-regional Partnership)	£105,210,058	13
19	1a	Do nothing (maintain recycling and introduce food waste) (55%)	£141,401,354	19



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## *Creating the environment for business*

As can be seen, the technical options appraisal conducted by the working group scored option 9a highest, which involves residual waste being sent to a NWRWTP EfW facility with CHP in a joint contract (regional partnership) between the five North Wales Authorities. The second highest ranked option technically is 2b, which involves building an EfW facility with CHP in a sub-regional partnership with Denbighshire. The two solutions in joint third involve the same delivery route to a Merchant EfW with CHP (both alone and in a sub-regional partnership with Denbighshire). The costs for both of these merchant options are high.

The SWOT Analysis work suggests that the NWRWTP carries the least risk of the highest ranking scenarios. All other options carry significant risks and without 25% funding from WAG also come with additional costs associated with the procurement and delivery of a new waste treatment facility.

All the preferred options include energy from waste as the core technical solution, but the facilities would vary in terms of size, ownership and the relative costs for procurement, construction and operation. Incorporating the Net Present Value (NPV) for each option strengthens the case for the NWRWTP reference project as the preferred option – largely due to the WAG funding, which is available for this option only and to a lesser extent economies of scale. The incorporation of WAG funding into the assessment is likely to result in:

- an NPV cost saving of approximately 35% when compared with the second ranked technical option, 2b, (which would not attract WAG funding); and
- an NPV cost saving of approximately 60% when compared with doing nothing.

## Recommendations

Option 9a, Strategy Compliant with EFW\_CHP - NWRWTP Facility (Regional Partnership), performs the highest technically, and even without WAG financial support is financially the best ranked option. As a full (all five Councils) partnership option it also qualifies for WAG financial support, which reduces its cost even further and as a result it is approximately 25% cheaper than the next nearest technically ranked option. From the SWOT analysis this option carries the least risk. The Council should also consider direct costs and costs associated with financial, legal, technical and insurance adviser fees for a procurement of this nature. Experience elsewhere in the UK would indicate that a budget of around £3-4 million would be required; there would be only limited difference to this figure for a stand alone procurement compared to a partnership.



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Whilst Option 2b, Strategy Compliant with EFW\_CHP (Sub-regional Partnership), ranked second technically it is greatly more expensive and as explained above it carries additional procurement and other associated costs to the Council. From the SWOT analysis this option carries substantial increased risks, such as the affordability to the Council and the ability of a facility of this size to offer CHP output cost effectively.

Finally Option 8a and 8b, Strategy Compliant with EFW\_CHP - Merchant Facility (Alone and Sub-regional Partnership respectively), were ranked joint third by the technical options appraisal, are more expensive solutions and require development by a third party. In addition, the availability of such a facility at an economically affordable price is questionable, since such a facility does not currently exist locally; although it is possible, through a proper competition, that such a solution may come forward. Such merchant solutions may be tendered where bidders elect to construct a facility with additional capacity which is used for third party waste streams and where they retain ownership of the asset. As a result, Entec does not recommend taking these forward as the preferred option for the Council.

After considering all of these factors, Entec recommends the NWRWTP regional partnership option (9a) as the scenario most likely to deliver best value for the Council.



## FLINTSHIRE COUNTY COUNCIL

AGENDA ITEM NUMBER: 5

**REPORT TO:** **SPECIAL MEETING OF THE FLINTSHIRE COUNTY COUNCIL**  
**DATE :** **09 MARCH 2010**  
**REPORT BY:** **DIRECTOR OF ENVIRONMENT AND CHIEF EXECUTIVE**  
**SUBJECT :** **NORTH WALES RESIDUAL WASTE TREATMENT PROJECT -  
INTER AUTHORITY AGREEMENT**

### **1.00 PURPOSE OF REPORT**

- 1.01 To seek Members approval of the Inter Authority Agreement (IAA) between the five authorities collaborating in the North Wales Residual Waste Treatment Project (NWRWTP).

### **2.00 BACKGROUND**

- 2.01 The Inter Authority Agreement (IAA) has been drafted to formalise the respective roles and responsibilities for the joint working arrangements for the procurement of the project including the appointment of Flintshire County Council as Lead Authority throughout the process. A further IAA will be developed for Member approval when we are ready to award a contract to a successful bidder.
- 2.02 The Agreement, if approved, will be based on the powers conferred on the five Partners by Sections 51 and 55 of the Environmental Protection Act 1990, Section 19, of the Local Government Act 2000 and other enabling powers.

### **3.00 CONSIDERATIONS**

- 3.01 The Partner Authorities acknowledge that the Agreement will set out the basis on which risks and liabilities are apportioned between them. Subject to the successful award of the project contract, the five Partners have agreed to enter into a further agreement which will set out the respective rights and obligations of each Council for the implementation and operational phases of the project. This will be called the Second Inter-Authority Agreement which will reflect the terms of the project contract and cannot be completed until each Partner has agreed the terms of the project contract with the successful bidder. Under the Inter Authority Agreement each Partner will agree to act reasonably and in good faith to negotiate the terms of the Second Inter-Authority Agreement and according to agreed principles.
- 3.02 The Inter-Authority Agreement, a draft of which is attached, makes provision for the termination of the agreement, site issues, the principles and key objectives of the arrangement, the duties of the lead Council and Partners,

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Date: 03/03/2010

decision making processes, the roles of the Joint Committee and Project Board and the commitment of each Partner and their contributions.

- 3.03 At the time of writing this report a number of draft amendments to the agreement are being considered and await the final approval of the respective legal representatives. These amendments include site valuation and the implications of withdrawal from the project including the duty to mitigate any costs arising from withdrawal. The outstanding issues are not contentious and it is proposed that delegated authority be given to the Head of Legal and Democratic Services to agree any amendments in consultation with the Project Director and the Executive Member for Waste Management and Strategy and Function.

#### 4.00 **RECOMMENDATIONS**

That the Committee

- 4.01 Endorse the Inter Authority Agreement attached at Appendix 1 and give the Head of Legal and Democratic Services delegated powers to make amendments to the draft, in consultation with the Project Director and the Executive Member for Waste Management and Strategy.

#### 5.00 **FINANCIAL IMPLICATIONS**

- 5.01 The costs of procurement are outlined within the IAA but have been extracted below for ease of reference. Flintshire County Councils net procurement costs are shown in the Table under the description 'per authority'.

#### **NWRWTP – PROJECTED SPEND PROFILE 2009/10 TO 2011/12**

Spend year	2008/09	2009/10	2010/11	2011/12	Total
Project Management costs	£79,000	£228,200	£253,462	£256,152	£816,814
Advisor costs (core)		£154,805	£484,656	£147,882	£787,343
Additional /time and cost works		£515,000	£412,500	£492,500	£1,420,000
Potential site option/ lease payment)		£100,000	£200,000	£200,000	£500,000
<b>Total costs</b>	£79,000	£998,005	£1,350,618	£1,096,534	£3,524,157
Project Contingency (10%)		£99,801	£135,062	£109,653	£352,416
<b>WAG RCAF contribution</b>	£75.0	£195,000	£200,000	£200,000	£670,000

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net	£4,000	£902,806	£1,285,680	£1,006,187	<b>£3,198,673</b>
<b>Per authority</b>	<b>£800</b>	<b>£180,561</b>	<b>£257,136</b>	<b>£201,237</b>	

Per authority allocation is a 1/5th of total and subject to confirmation

Site option/lease payments relate to the potential requirement to provide funding to secure access to site(s) for residual waste treatment or waste transfer services

Advisor costs (core) relate to fixed price/target price elements of advisor works

Additional time and cost works relate to non-core activities (time and cost) - including planning and site support from technical advisors and communications support

Project Management costs include Project Director, Project Manager, administrative, venue, translation and finance -recharges costs related to the project.

## **6.00 ANTI POVERTY IMPACT**

6.01 None as a direct result of this report

## **7.00 ENVIRONMENTAL IMPACT**

7.01 None as a direct result of this report

## **8.00 EQUALITIES IMPACT**

8.01 None as a direct result of this report

## **9.00 PERSONNEL IMPLICATIONS**

9.01 None as a direct result of this report

## **10.00 CONSULTATION REQUIRED**

10.01 Stakeholders and Members of the Council

## **11.00 CONSULTATION UNDERTAKEN**

11.01 NWRWTP Joint Committee and Project Board

## **12.00 APPENDICES**

12.01 Inter Authority Agreement



**LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**  
**BACKGROUND DOCUMENTS**

None

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**DATED** \_\_\_\_\_ **2010**

- (1) **CONWY COUNTY BOROUGH COUNCIL**
- (2) **DENBIGHSHIRE COUNTY COUNCIL**
- (3) **FLINTSHIRE COUNTY COUNCIL**
- (4) **GWYNEDD COUNCIL**
- (5) **ISLE OF ANGLESEY COUNTY COUNCIL**

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**INTER-AUTHORITY AGREEMENT**  
**in relation to the joint procurement of**  
**a residual waste treatment facility pursuant to**  
**the North Wales Residual Waste Partnership Agreement**

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**BETWEEN**

- (1) **CONWY COUNTY BOROUGH COUNCIL** of Bodlondeb, Conwy, North Wales, LL32 8DU ("**Conwy Council**");
- (2) **DENBIGHSHIRE COUNTY COUNCIL** of Environmental Services, Kinmel Park Depot, Bodelwyddan, Denbighshire, LL18 5UX ("**Denbighshire Council**");
- (3) **FLINTSHIRE COUNTY COUNCIL** of County Hall, Mold, Flintshire, CH7 6NB ("**Flintshire Council**");
- (4) **GWYNEDD COUNCIL** of Council Offices, Shirehall Street, Caernarfon, Gwynedd, LL55 1SH ("**Gwynedd Council**"); and
- (5) **ISLE OF ANGLESEY COUNTY COUNCIL** of Council Offices, Llangefni, Anglesey, LL77 7TW ("**Isle of Anglesey Council**")

(together referred to as the "**Councils**" and individually as a "**Council**")

**BACKGROUND**

- (A) The Councils have agreed to work together in a partnering relationship to jointly procure a residual waste treatment facility and deliver residual waste treatment services (the "**Solution**") in furtherance of the objectives of the North Wales Residual Waste Partnership Agreement (the "**Partnership Agreement**") and the project known as the North Wales Residual Waste Project (the "**Project**").
- (B) The Councils have agreed to enter into this Agreement to formalise their respective roles and responsibilities in relation to the joint working arrangements for the procurement of the Project and the appointment of Flintshire Council as Lead Council in carrying out the Procurement Milestones in accordance with the terms of the Outline Business Case and the common decision made by each Council to approve the Affordability Envelope and commence the Procurement Milestones.
- (C) The Councils wish to enter into this Agreement and implement the Project pursuant to the powers conferred on them by Sections 51 and 55 of the Environmental Protection Act 1990, Section 19 of the Local Government Act 2000 and all other enabling powers.
- (D) The Councils acknowledge that this Agreement sets out the basis on which risks and liabilities are apportioned between the Councils, is intended to replace the Partnership Agreement and shall regulate the procurement of the Project up to the end of the Procurement Milestones on the Procurement End Date. Subject to the successful award of the Project Agreement, the Councils have agreed to enter into an agreement which will set out the respective rights and obligations of each Council in relation to the implementation and operational phases of the Project. Such agreement (the "**Second Inter-Authority Agreement**") is intended to reflect the terms of the Project Agreement and as such cannot be completed until the Councils have agreed the terms of the Project Agreement.
- (E) The Councils agree to act reasonably and in good faith to negotiate the terms of the Second Inter-Authority Agreement and acknowledge that the same shall include the principles set out in Schedule 9 (Heads of Terms of Second Inter-Authority Agreement).

1. **DEFINITIONS AND INTERPRETATION**

1.1 In this Agreement and the Recitals, unless, the context otherwise requires the following terms shall have the meaning given to them below:-

<b>"Accounting Period"</b>	means those periods set out in Schedule 6 (Accounting Periods) as may be amended from time to time in accordance with the terms of this Agreement
<b>"Affordability Envelope"</b>	means the sum set out in Schedule 10 (Affordability Envelope) which represents the upper limit of the financial threshold calculated for each Council as approved by each Council in respect of this Project <sup>1</sup>
<b>"Bidder"</b>	means any person who, following the issue of the OJEU Notice, expresses or has expressed an interest in being awarded the Project Agreement through the Procurement Milestones
<b>"Bid Process"</b>	means the process of procuring and appointing a contractor to carry out the Project on behalf of the Councils
<b>"Business Day"</b>	means any day other than a Saturday or Sunday or a public or bank holiday in England and/or Wales
<b>"CEDR"</b>	means the Centre for Effective Dispute Resolution
<b>"Chair"</b>	means the chair of the Joint Committee (duly appointed pursuant to Clause 7.3) or the Project Board (duly appointed pursuant to Clause 8.4 (as the case may be)
<b>"CIWM"</b>	means the Chartered Institute of Wastes Management
<b>"Commencement Date"</b>	means the date hereof
<b>"Competitive Dialogue Procedure"</b>	has the meaning given to it in the EU Procurement Regime
<b>"Confidential Information"</b>	means all know-how and other information whether commercial, financial, technical or otherwise relating to the business, affairs or methods of all or any Council, which is contained in or discernible in any form whatsoever (including without limitation software, data, drawings, films, documents and computer-readable media) whether or not marked or designated as confidential or proprietary or which is disclosed orally or by demonstration and which is described at the time of disclosure as confidential or is clearly so from its content or the context of disclosure
<b>"Decision Period"</b>	means the period of fourteen (14) Business Days from the date of the Liability Report or such other time as is unanimously agreed by all the Councils

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<sup>1</sup> To confirm how the overall Affordability Envelope is built up i.e. from five individual Councils' own affordability envelopes. Grant Thornton UK to confirm.

<b>"DPA"</b>	means the Data Protection Act 1998
<b>"Evaluation Criteria"</b>	means the primary level evaluation criteria outlined in the Invitation to Participate in Dialogue to be further refined by the Joint Committee as part of the Procurement Milestones
<b>"EU Procurement Rules"</b>	means the Public Contracts Regulations 2006
<b>"Facility"</b>	means the new waste management facility (or facilities) that may be procured as the Solution under the Project <sup>2</sup>
<b>"Intellectual Property"</b>	means any and all patents, trade marks, trade names, copyright, moral rights, rights in design, rights in databases, know-how and all or other intellectual property rights whether or not registered or capable of registration and whether subsisting in the United Kingdom or any other part of the world together with all or any goodwill relating to them and the right to apply for registration of them
<b>"IP Material"</b>	means the Intellectual Property in the Material
<b>"ISDS"</b>	means the Invitation to Submit Detailed Solutions stage of the Procurement Milestones
<b>"ISOS"</b>	means the Invitation to Submit Outline Solutions stage of the Procurement Milestones
<b>"ISRS"</b>	means the Invitation to Submit Refined Solutions stage of the Procurement Milestones
<b>"Joint Committee"</b>	shall have the meaning given to it in Clause 7.1
<b>"Joint Committee Meeting"</b>	means a meeting of the Joint Committee duly convened in accordance with Clause 6
<b>"Key Documents"</b>	means the documents that shall be received by the Joint Committee in relation to the Project and shall include the Project Initiation Document and the Outline Business Case
<b>"Key Facility"</b>	means the key residual waste treatment facility (or facilities) that may be procured as part of the Solution under the Project
<b>"LAS"</b>	means the Landfill Allowance Scheme (LAS) Regulations (Wales) 2004
<b>"Lead Council"</b>	means the Council appointed under Clause 5 as the lead administering authority for the Project whose duties are set out in this Agreement

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<sup>2</sup> It is envisaged that waste transfer stations in Council administrative areas will be central collection points for bulking up waste before transport to waste treatment facilities.

<b>"Lead Finance Officer"</b>	means the person so appointed from time to time by the Lead Council to represent the interests of the Councils in respect of financial matters of the Project and to ensure the provision of regular update reports are provided to the Project Board from time to time and who shall be called the Lead Finance Officer reporting to the Project Section 151 Officer
<b>"Liability Report"</b>	means a report prepared by the Lead Council (or such other Council nominated under Clause 12.4) acting reasonably setting out the financial and resource commitments of the relevant Council under Clause 12.7 including the items set out in Schedule 7 (Liability Report)
<b>"Local Authority"</b>	means a principal council (as defined in Section 270 of the Local Government Act 1972) or any body of government in Wales established as a successor of a principal councils
<b>"Longstop Date"</b>	means the date of execution of the Project Agreement and the Second Inter-Authority Agreement or, if earlier, the date at which all the Councils determine to abandon the procurement exercise for the Project



**"Market Value"**

means the best price at which the Site or site in question might reasonably be expected to have been disposed of unconditionally for cash consideration at the relevant time assuming:

- (a) a willing seller;
- (b) that prior to the relevant time there has been a reasonable period for the proper marketing of such Site or site and for the agreement of price and terms for completion of the disposal of such Site or site;
- (c) the state of the market, levels of values and other circumstances are on any earlier assumed date of exchange of contracts the same as at the relevant time;
- (d) the relevant Council has good and marketable title to such Site or site;
- (e) all necessary consents for any building or other works at such Site have been obtained and such Site or site can be lawfully used;
- (f) any damage to such Site or site caused by any insured risk has been made good;
- (g) that where the Project (or one of the Councils in furtherance of the Project) has made an investment into improving a Site or site (whether by obtaining planning permission or other permits or necessary consents, regardless of whether they are used or capable of being used for the Project, or otherwise) to confer an advantage on the value of such Site or site compared to its pre-Project value then such enhancement shall be taken into account<sup>3</sup>;

and otherwise taking into account of the actual circumstances as shall exist at the time,

provided further that for the purposes of calculating valuation to determine whether proposed Site or site disposals under the terms of the Local Government Act 1972 any Council willing to dispose of its land at less than Market Value as established under the RICS Valuation Standards will have regard to the Local Government Act 1972: General Disposal Consent (Wales) 2003

**"Material"**

means all data, text, graphics, images and other materials or documents created, used or supplied by a Council in connection with this Agreement unless before the first use or supply, the Council notifies the other Councils that the data, text supplied is not to be covered by this definition

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<sup>3</sup> This is aiming at brownfield development sites where remediation/clean up and/or improvement works are carried out under the auspices of the Project which confer an advantage on the Site or site whether or not such Site or site is ultimately used within the Project.

<b>"Matter Reserved To The Councils"</b>	means as defined in Clause 6.1.3
<b>"Model Procedure"</b>	means the Centre for Dispute Resolution Model Mediation Procedure
<b>"OJEU Notice"</b>	has the meaning given to it in the EU Procurement Rules
<b>"Outline Business Case"</b>	means the outline business case dated on or about [ ] December 2009 (as amended from time to time) prepared by the Councils and submitted to the Joint Committee for approval before submission to WAG for funding to support the Project and provide approval to proceed with the Procurement Milestones (including the strategic, economic, commercial, financial and management case for the Project, all prepared in accordance with good industry practice)
<b>"Partnership Agreement"</b>	means, as referred to in Recital A, the partnership agreement made between the Councils dated [ ] November 2008
<b>"Personal Data"</b>	means personal data as defined in the DPA
<b>"Procurement End Date"</b>	means the date that the Project Agreement (and any associated documentation) is executed by the Lead Council pursuant to the Procurement Milestones or, if earlier, the date that the Councils determine not to proceed with the Project
<b>"Procurement Milestones"</b>	means the procurement stages as set out in Schedule 1 (Procurement Milestones) to be carried out in order to procure the Project as such Procurement Milestones may be amended from time to time by the Councils in accordance with the terms of this Agreement
<b>"Project"</b>	means as defined in Recital A
<b>"Project Agreement"</b>	means the proposed contract for the preferred Solution to dispose of the Councils' residual waste to be entered into by the Lead Council (acting on behalf of itself and the Councils) and the successful Bidder in accordance with the Procurement Milestones in connection with the Project
<b>"Project Board"</b>	has the meaning given to it in Clause 8.1
<b>"Project Board Meeting"</b>	means a meeting of the Project Board duly convened in accordance with Clause 6

**"Project Director"**

means the person who:

- (a) is engaged by Flintshire Council as Lead Council as at the date of this Agreement and whose line manager is Flintshire Council's Director of Environmental Services (which individual has delegated powers and is also a member of the Project Board);
- (b) is so appointed from time to time by the Project Board to represent the interests of all the Councils in respect of their operational requirements for the Project;
- (c) shall be called the Project Director;
- (d) who shall be a member of and responsible to the Project Board, and
- (e) for the avoidance of doubt the Councils have agreed that the remit of such person is to use his authorisation received from Flintshire Council to:
  - (i) take decisions on behalf of the Project Board;
  - (ii) run a soft market test exercise;
  - (iii) negotiate on behalf of the Councils including with Bidders on all material commercial issues (including risk allocation matters and any proposed changes to the Project output specification principles enshrined in the Outline Business Case during the competitive dialogue phase of the procurement<sup>4</sup>) where project management and commercial negotiations can be conducted provided that such negotiations:
    - (A) are consistent with WAG guidance and/or WAG support;
    - (B) do not materially and adversely change the strategic nature of the Project (including its risk profile); and
    - (C) do not require reference back to the Joint Committee and/or the Councils on those matters reserved to such bodies pursuant to Schedule 1 (Procurement Milestones)

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<sup>4</sup> It is too prescriptive to schedule out which aspects of potential commercial negotiations on the terms of the Project's

<b>"Project Initiation Document"</b>	means the project initiation document for the Project as agreed by the Councils setting out the justification for the Project, its outline description and indicative costs, Project timetable, Project governance and management arrangements and the Project budget
<b>"Project Manager"</b>	means the person appointed to manage the Project in accordance with the job description set out in the Project Initiation Document
<b>"Project Section 151 Officer"</b>	means the person so appointed by the Lead Council (as their officer appointed pursuant to section 151 of the Local Government Act 1972) as the officer responsible for the proper administration of the financial affairs under the Project and who shall manage the Lead Finance Officer and collate regular reports on Project accounting matters (provided that for the avoidance of doubt each Council's own officer appointed pursuant to section 151 of the Local Government Act 1972 shall be entitled to attend Project Board Meetings and Joint Committee Meetings from time to time as non-voting members pursuant to Clauses 8.9 and 7.13 respectively)
<b>"Site"<sup>5</sup></b>	means the reference site selected by the Councils for the purposes of the Outline Business Case over the areas of land known as Deeside EM1 13 at Weighbridge Road, Deeside Industrial Park, Flintshire and shown for the purposes of identification only edged red on the plan shown at Schedule 8 (Site Plan) provided that the Councils acknowledge that the declaration of such reference site does not commit the Councils to a technology solution nor a preferred location for any waste management facilities in delivering the Project
<b>"Solution"</b>	means as defined in Recital A
<b>"Vice-Chair"</b>	means the vice-chair of the Joint Committee (duly appointed pursuant to Clause 7.3) or the Project Board (duly appointed pursuant to Clause 8.4 (as the case may be)
<b>"WAG"</b>	means the Welsh Assembly Government.

## 1.1 Interpretation

In this Agreement, except where the context otherwise requires:-

- 1.1.1 the singular includes the plural and vice versa;

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output specification etc. should fall within the remit of the Project Director. Experienced practitioners (and the wider external advisory team) should be able to endorse and/or recommend when the Project Director should be taking the lead rather than referring matters back to the Project Board, Joint Committee or individual Councils.

<sup>5</sup> There may be other proposals for one or more waste management facilities (residual waste treatment facility, waste transfer stations or otherwise) identified during the procurement by the Councils or by Bidders.

- 1.1.2 a reference to any clause, sub-clause, paragraph, Schedule, recital or annex is, except where expressly stated to the contrary, a reference to such clause, sub-clause, paragraph, schedule, recital or annex of and to this Agreement;
- 1.1.3 any reference to this Agreement or to any other document shall include any permitted variation, amendment or supplement to such document;
- 1.1.4 any reference to legislation shall be construed as a reference to any legislation as amended, replaced, consolidated or re-enacted;
- 1.1.5 a reference to a public organisation (to include, for the avoidance of doubt, any Council) shall be deemed to include a reference to any successor to such public organisation or any organisation or entity which has taken over the waste disposal functions and responsibilities of such public organisation;
- 1.1.6 a reference to a person includes firms, partnerships and corporations and their successors and permitted assignees or transferees;
- 1.1.7 the schedule, clause, sub-clause and (where provided) paragraph headings and captions in the body of this Agreement do not form part of this Agreement and shall not be taken into account in its construction or interpretation;
- 1.1.8 words preceding "include", "includes", "including" and "included" shall be construed without limitation by the words which follow those words; and
- 1.1.9 any reference to the title of an officer or any of the Councils shall include any person holding such office from time to time by the same or any title substituted thereafter or such other officer of the relevant Council as that Council may from time to time appoint to carry out the duties of the officer referred to.

## 1.2 **Schedules**

The Schedules to this Agreement form part of this Agreement.

## 2. **COMMENCEMENT, DURATION AND TERMINATION**

### 2.1 **Duration of Contract**

2.2 This Agreement shall continue in full force and effect from the Commencement Date until the earlier of the following dates:-

- 2.2.1 all the Councils agree in writing to its termination; or
- 2.2.2 there is only one remaining Council who has not withdrawn from this Agreement in accordance with Clause 12 (Withdrawal); or
- 2.2.3 the date of execution of the Project Agreement.

### 2.3 **Termination**

Without prejudice to any other rights or remedies, this Agreement may be terminated in relation to any Council ("**Defaulter**") by the other Councils ("**Non-Defaulting Councils**") acting unanimously in giving written notice to the Defaulter effective on receipt where the Defaulter breaches any of the provisions of this Agreement and in the case of a breach capable of remedy fails to remedy the same within [five (5)][sixty

(60)]<sup>6</sup> Business Days (or such other period as agreed by the Councils) of being notified of each breach in writing by the Non-Defaulting Councils and being required to remedy the same.

### 3. SITE

- 3.1 The Councils acknowledge that Flintshire Council has secured ownership of the Site for the purpose of the Project and that, if the reference site approach adopted by the Councils for the purposes of the Outline Business Case is ultimately adopted, the Site will be made available to Bidders as a site upon which the successful Bidder may wish to develop a Key Facility. For the avoidance of doubt the Councils acknowledge that a single reference site approach at this stage does not prohibit any other alternative site location strategy including but not limited to a twin site proposal for residual waste treatment Key Facilities using the Site and a second site which may be located in the Bangor area to serve the western Councils. Furthermore the Councils may each make available to the Project interests in a site or sites upon which the successful Bidder may wish to develop other Facilities necessary for the Solution to succeed, provided that the Joint Committee shall consider any such proposals and may agree to adopt such sites as Project sites in its absolute discretion and (using Market Value principles) ascribe an initial valuation for the interest in such sites<sup>7</sup>.
- 3.2 Subject to Clause 3.4, Flintshire Council agrees that if it exercises its right to withdraw from the Project pursuant to Clause 12 (Withdrawal) or if this Agreement is terminated in respect of it pursuant to Clause 2.3 (Termination) then it will transfer its interest in the Site to one of the remaining Councils (at the direction of the Joint Committee) for use for the purposes of the Project.
- 3.3 Subject to Clause 3.5, each Council agrees that if it exercises its right to withdraw from the Project pursuant to Clause 12 (Withdrawal) or if this Agreement is terminated in respect of it pursuant to Clause 2.3 (Termination) then if it has any interest in a site or sites (not being the Site) allocated to the Project with the agreement of the Joint Committee it will transfer its interest in such site or sites to one of the remaining Councils (at the direction of the Joint Committee) for use for the purposes of the Project.
- 3.4 If Flintshire Council exercises its right to withdraw from the Project pursuant to Clause 12 (Withdrawal) or if this Agreement is terminated in respect of it pursuant to Clause 2.3 (Termination) then it will use all reasonable endeavours to transfer its interest in the Site to one of the remaining Councils (at the direction of the Joint Committee) for use for the purposes of the Project. The interest in the Site shall be valued at Market Value and Flintshire Council may then elect to conduct a transfer at an undervalue if it can secure appropriate consents and approvals and that successful dispensation is granted.
- 3.5 If any Council exercises its right to withdraw from the Project pursuant to Clause 12 (Withdrawal) or if this Agreement is terminated in respect of it pursuant to Clause 2.3 (Termination) then it will use all reasonable endeavours to transfer its interest in such site or sites<sup>8</sup> (not being the Site) to one of the remaining Councils (at the direction of the Joint Committee) for use for the purpose of the Project. The interest in such site or sites shall be valued at Market Value and the relevant Council may then elect to

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<sup>6</sup> To avoid a hair trigger termination event there should be the opportunity to refer any potential termination event back through the hierarchy of Project Board, Joint Committee and to individual Councils since a termination will attract potential liability for the Defaulter and may compromise the delivery of the overall Project. This necessitates a longer time period.

<sup>7</sup> It is agreed that there should be a mechanism to import sites (not being the Site) into the Project. To aid any compensatory payments a value should be ascribed on the way into and out of the Project?

<sup>8</sup> If the sites represent possible locations for Facilities like waste transfer stations (not being the Key Facility at the Site or a similarly useful residual waste treatment facility) then the structure of the property interests on particularly a Contractor default of the Project Agreement needs to be considered to ensure continuing availability of the sites for the Project or a successor to the Project?

conduct a transfer at an undervalue if it can secure appropriate consents and approvals and that successful dispensation is granted<sup>9</sup>.

- 3.6 The costs and terms of the acquisitions and/or securing of the sites referred to in Clause 3.3 together with the costs of obtaining outline planning consent shall be borne by the relevant Council.
- 3.7 Where a Council is the owner of the Site or a site but the Joint Committee does not direct a transfer to one of the remaining Councils, that relevant Council shall be entitled to dispose of that Site or site (or to retain that Site or site) at its discretion.
- 3.8 An assessment of the Market Value of the Site or site shall be carried out within thirty (30) Business Days of either the relevant Council's decision to withdraw from the Project or the date on which notice is given to a Council that it is a Defaulter in accordance with the provisions of Clause 2.3 (Termination).

#### 4. **PRINCIPLES AND KEY OBJECTIVES**

- 4.1 The Councils intend this Agreement to be legally binding.
- 4.2 The Councils agree to work together to carry out the Procurement Milestones in accordance with the terms of this Agreement.
- 4.3 Without prejudice to the terms of this Agreement, the Councils agree that they will conduct their relationship in accordance with the following principles:-

##### 4.3.1 **Openness and Trust**

in relation to this Agreement the Councils will be open and trusting in their dealings with each other, make information and analysis available to each other, discuss and develop ideas openly and contribute fully to all aspects of making the joint working successful. Whilst respecting the mutual need for commercial confidentiality, the Councils will willingly embrace a commitment to transparency in their dealings and in particular a need to comply with statutory access to information requirements including the Environmental Information Regulations 2004 (SI 2004/3391) and the Freedom of Information Act 2000 and supporting codes of practice. The Councils will be aware of the need for and respect matters of commercial confidentiality and potential sensitivity;

##### 4.3.2 **Commitment and Drive**

the Councils will be fully committed to working jointly, will seek to fully motivate employees and will address the challenges of the Project with drive, enthusiasm and a determination to succeed;

##### 4.3.3 **Skills and Creativity**

the Councils recognise that each brings complementary skills and knowledge which they will apply creatively to achieving the Councils' objectives, continuity, resolution of difficulties and the development of the joint working relationship and the personnel working within it. It is recognised that this will involve the appreciation and adoption of common values;

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<sup>9</sup> What should the process be for securing a property valuation and then considering a negotiation between the departing Council and the remaining Councils to negotiate a value and then justify any transfer at an undervalue in similar vein to Section 123 of the Local Government Act 1972 and the general disposal consent order? How would this affect the Project procurement timetable?

#### **4.3.4 Effective Relationships**

the roles and responsibilities of each Council will be clear with relationships developed at the appropriate levels within each organisation with direct and easy access to each other's representatives;

#### **4.3.5 Developing and Adaptive**

the Councils recognise that they are engaged in what could be a long term business relationship which needs to develop and adapt and will use reasonable endeavours to develop and maintain an effective joint process to ensure that the relationship develops appropriately and in line with these principles and objectives;

#### **4.3.6 Reputation and Standing**

the Councils agree that, in relation to this Agreement and the Project generally, they shall pay the utmost regard to the standing and reputation of one another and shall not do or fail to do anything which may bring the standing or reputation of any other Council into disrepute or attract adverse publicity to any other Council;

#### **4.3.7 Reasonableness of Decision Making**

the Councils agree that all decisions made in relation to this Agreement and the Project generally shall be made by them acting reasonably and in good faith;

#### **4.3.8 Necessary Consents**

each Council hereby represents to the other Councils that it has obtained all necessary consents sufficient to ensure the delegation of functions and responsibilities provided for by this Agreement; and

#### **4.3.9 Members and Officers' Commitments**

each Council shall use its reasonable endeavours to procure that their respective members and officers who are involved in the Project shall at all times act in the best interests of the Project, devote sufficient resources to the Project and respond in a timely manner to all relevant requests from the other Councils.

4.4 The Councils agree and acknowledge that in the Outline Business Case the commercial case for new Facilities requires a preliminary sizing of Key Facility capacity. The Councils' external technical advisors have worked with the Councils' in-house waste management technical officers to study waste flows, ascribe a projected waste growth rate and provide an initial assessment of approximate projected tonnes per year of residual waste to be supplied to the Key Facility and maximum tonnage guarantees set out in Schedule 11 (Projected Contract Waste Tonnages and Minimum Tonnage Guarantees) which the Councils will support as their committed waste tonnage supply band pending further studies and modelling to establish revised waste tonnage supply bands as the procurement continues. The revised waste tonnages will be a Matter Reserved To the Councils as part of the Outline Business Case approval process. Each Council agrees to work with each other (acting reasonably and in good faith with time being of the essence), to finalise, before the issue of the ISDS



documents to Bidders, the actual residual waste tonnages to be supplied by each Council to the Key Facility<sup>10</sup>.

- 4.5 The Councils acknowledge that the principle of a common gate fee is agreed (and such common gate fee acknowledges the respective costs of waste collection for each of the Councils<sup>11</sup>). This will include in the common gate fee all costs of waste reception, haulage and treatment as well as the costs of providing and/or building one or more waste reception points and transfer loading stations within each Council's administrative area<sup>12</sup>. Waste will be collected and taken to a central point in a Council's administrative area for onward transfer to waste treatment and disposal facilities.
- 4.6 The Councils acknowledge the principles that if a Council provides its residual waste to the Facility outside the anticipated and committed minimum (or maximum) tonnages supply band that:
- 4.6.1 if the overall Project residual waste tonnage supply band is not breached then no extra Project treatment costs will be apportioned to such Council (but it will suffer additional extra costs relating to actual residual waste tonnage delivered on a "take or pay" basis);
- 4.6.2 if the overall Project residual waste tonnage band is breached then extra Project treatment costs may be apportioned to such Council.

## 5. DUTIES OF THE LEAD COUNCIL AND OTHER COUNCILS

- 5.1 The Councils (acting severally) have agreed, with effect from the Commencement Date, that Flintshire Council will be the Lead Council for the carrying out of the Procurement Milestones which shall be carried out for and on behalf of itself and the other Councils and Flintshire Council agrees to act in that capacity subject to and in accordance with the terms of this Agreement. For the avoidance of doubt the role of Lead Council includes (but is not limited to):
- 5.1.1 acting on behalf of the Project in the management and supervision of the procurement exercise;
- 5.1.2 subject to indemnities act as the employing authority for any staff engaged in the discharge of the Project's functions (appointing, employing or accepting the secondment of staff) in accordance with this Agreement;
- 5.1.3 being the legal point of contact for the purposes of managing the procurement;

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<sup>10</sup> Ultimately a waste treatment facility will be sized to accept a band of waste tonnage between minimum and maximum levels. Delivering less than or more than the predicted waste tonnage band has financial effects. Underdelivery (perhaps due to better waste minimisation and increased recycling, reuse and recovery of the waste stream post-collection but pre-residual treatment) can leave spare capacity in a facility beneath the modelled base case usage (and hence payment stream). Councils changing their upstream recycling policy to extract various types of materials could influence this. Underdelivery causes the private sector contractor to suffer loss of revenue so will a Council be responsible for its shortfall beneath a minimum declared level of waste tonnage to be supplied? Overdelivery requires higher transport costs to deal with unexpectedly high waste tonnage levels (and perhaps alternative, more expensive treatment options if the Project's residual waste treatment facility is undersized compared to the demand) so will the Council providing extra waste beyond its assumed maximum tonnage be liable for these additional costs? Overdelivery can also impact on any non-Project waste which has been assumed to fill capacity in a shared/merchant plant solution. Note that in a multi-authority scheme there may be mitigating circumstances as Councils simultaneously underdeliver and overdeliver at the same time so the net effect may be neutral.

<sup>11</sup> Noted that the differing geographic spread and possible location of Facilities and the Key Facility (or Key Facilities) will have an impact on the assumptions made by individual Councils in committing to a common gate fee i.e. do some Councils "win" and some "lose" or is it accepted that as a compromise a common gate fee exists?

<sup>12</sup> To resolve who will own and operate the reception points and transfer stations.

- 5.1.4 providing such additional administrative resources and office facilities that may be necessary for the purpose of discharging the Project and hold all central funds;
  - 5.1.5 provide senior officers who will act as Secretary, Monitoring Officer, and Treasurer (who will also be the section 151 officer) for the Project and who will therefore act as the primary legal and financial advisers to the Project;
  - 5.1.6 responsibility for liaison and communication and WAG and co-ordination of communication and public relations; and
  - 5.1.7 power to enter into contracts for Consultants as required for the purposes of the Project.
- 5.2 If the Lead Council defaults and the Agreement is terminated in respect of it pursuant to Clause 2.3 (Termination) or the Lead Council withdraws pursuant to Clause 12 (Withdrawal), then a replacement Lead Council will be appointed by the Joint Committee and the withdrawing/defaulting Lead Council will not have the right to vote in regard to any such appointment.
- 5.3 For the duration of this Agreement, the Lead Council shall act diligently and in good faith in all its dealings with the Bidders and the other Councils and it shall use all reasonable endeavours to carry out the Procurement Milestones in accordance with the EU Procurement Rules and any other applicable legislation.
- 5.4 For the duration of this Agreement, the Lead Council shall act as the primary interface with the Bidders, WAG, Partnerships UK and any other body necessary to carry out the Procurement Milestones in accordance with the terms of this Agreement and in accordance with the Lead Council's own Contract Procedure Rules.
- 5.5 For the duration of this Agreement, the other Councils shall act diligently and in good faith in all their dealings with the Lead Council and shall use their reasonable endeavours to assist the Lead Council to carry out the Procurement Milestones in accordance with the EU Procurement Rules any requirements of WAG and any other applicable legislation.

## 6. **DECISION MAKING**

- 6.1 In terms of the need for decisions and other actions to be taken and carried out during the Procurement Milestones, the Councils have identified the following three categories together with the means by which they will be taken:-
- 6.1.1 **"Project Board Matter"** - being a matter which is to be decided upon at a quorate meeting of the Project Board by those present and entitled to vote and any such decision will be binding on all the Councils;
  - 6.1.2 **"Joint Committee Matter"** – being a matter which is to be decided upon at a quorate meeting of the Joint Committee by those present and entitled to vote and any such decision will be binding on all the Councils;
  - 6.1.3 **"Matter Reserved To The Councils"** – being a matter which will have to be referred to each Council for decision and, for the avoidance of doubt, any such matter will not be dealt with by the Project Board or the Joint Committee (as the case may be) until the matter has been determined by all of the Councils. If the Councils fail to reach the same decision in respect of such matter then the matter shall be referred under Clause 23 (Dispute Resolution) as a dispute for resolution,

and in each case, such matters are identified in Schedule 1 (Procurement Milestones).

## 7. JOINT COMMITTEE

- 7.1 The Councils have formed the joint committee ("**Joint Committee**") called the North Wales Residual Waste Partnership pursuant to the Partnership Agreement to consider all Key Documents in relation to the Project and to carry out the functions set out in Schedule 2 (Joint Committee Terms of Reference).
- 7.2 The Joint Committee is a joint committee constituted by the Councils under section 101(5) and 102(1) of the Local Government Act 1972 and section 20 of the Local Government Act 2000. Meetings of the Joint Committee are subject to the provisions of the Local Government Act 1972 including the provisions on access to information and meetings held in public.
- 7.3 Each Council shall appoint two (2) elected members of their executive or cabinet, one (1) of whom shall be a voting member, as their representatives to the Joint Committee.
- 7.4 Each Council shall be entitled from time to time to appoint its non-voting member as a deputy for its voting member and such deputy (in each case) shall be entitled to attend meetings of the Joint Committee but shall only be entitled to vote in the absence of his or her corresponding voting member.
- 7.5 Each Council may, at their discretion, replace their representatives appointed to the Joint Committee, provided that:-
- 7.5.1 at all times, they have representatives appointed to the Joint Committee in accordance with the roles identified in Schedule 2 (Joint Committee Terms of Reference); and
  - 7.5.2 any such replacement nominated in writing on not less than five (5) Business Days' notice shall have no lesser status or authority than that set out in Schedule 2 (Joint Committee Terms of Reference) unless otherwise agreed by the Councils.
- 7.6 The Chair of the Joint Committee shall be an elected Executive or Board member of a Council appointed by the Joint Committee pursuant to Clause 7.7.
- 7.7 The Vice-Chair of the Joint Committee shall be an elected executive member of a Council appointed by the Joint Committee pursuant to Clause 7.7. In the absence of the Chair for any reason, the responsibilities of the Chair can be discharged by the Vice-Chair.
- 7.8 The Chair and the Vice-Chair of the Joint Committee shall be elected at the annual general meeting and appointments shall take effect until the next annual general meeting.
- 7.9 The Joint Committee shall meet as and when required to suit the needs of the Project in accordance with the Project timetable provided that there shall be a minimum of three (3) meetings per year, one of which shall be specified as the annual general meeting and, subject to Clauses 7.9 and 7.17, at appropriate times and on reasonable notice (to be issued through the Project Director) to carry out the Joint Committee Matters referred to in Schedule 1 (Procurement Milestones). The venue for the meetings shall be agreed by the Joint Committee.
- 7.10 A printed copy of the agenda and reports for each meeting and the minutes of the previous meeting shall be despatched at least five (5) Business Days before such meetings to each representative appointed to the Joint Committee. The Chief Executive of the Lead Council shall ensure that the agenda and all relevant papers meet this deadline. All Agendas, reports and minutes in relation to the Joint Committee shall be in both Welsh and English and a translation will be available at all meetings of the Joint Committee.

- 7.11 Save as is inconsistent with the terms of this Agreement the Council Procedure Rules of the Lead Council shall apply.
- 7.12 The quorum necessary for a Joint Committee meeting shall be five (5) members of the Joint Committee comprising at least one (1) member from each of the Councils (and for the avoidance of doubt such member may be a voting or non-voting member) from each Council (in person but not by telephone).
- 7.13 Each Council shall be entitled to invite appropriate third parties to observe Joint Committee Meetings and such third parties shall be entitled to take part in such Joint Committee Meetings at the discretion of the Chair of the Joint Committee. Such observers shall not have a vote. For the avoidance of doubt, the section 151 officer and/or monitoring officer for each Council shall be entitled to attend and participate in Joint Committee Meetings in a non-voting capacity.
- 7.14 At meetings of the Joint Committee each elected voting member or appropriate deputy appointed pursuant to Clause 7.3 above from each Council shall have one (1) vote. Decisions at meetings of the Joint Committee will be taken by a simple majority vote. The Project Director shall not have a vote.
- 7.15 The Joint Committee shall not have power to approve any Matter Reserved To the Councils pursuant to Clause 6.1.3 (Decision Making).
- 7.16 Reports to be submitted to the Joint Committee shall be considered by the Project Board prior to submission to the Joint Committee.
- 7.17 In making a recommendation the Joint Committee may either:
- 7.17.1 approve any Key Document;
  - 7.17.2 approve the Key Document subject to certain conditions; or
  - 7.17.3 reject any Key Document.
- 7.18 The Chair may summon a special meeting of the Joint Committee at any time by written notice to the Lead Council specifying the business to be considered at the special meeting.
- 7.19 A special meeting shall be summoned on the requisition in writing of any Joint Committee Members acting on behalf of his/her Council, which requisition shall specify the business to be considered at the special meeting.
- 7.20 Arrangements for holding a special meeting will be in accordance with the timetable set out in Clause 7.9.
- 7.21 In the event that a special meeting is called the Lead Council shall notify all members of the Project Board as a matter of urgency.
- 7.22 If, at a meeting of the Joint Committee, a matter is not determined by a majority vote pursuant to Clause 7.13, that matter ("**JC Unresolved Matter**") shall be deferred for consideration at the next Joint Committee Meeting which shall be convened within ten (10) Business Days of that meeting. If at the reconvened Joint Committee meeting the JC Unresolved Matter is not determined by a majority vote, the Chair shall have a casting vote in respect of that JC Unresolved Matter.
- 7.23 Each Council shall provide all information reasonably required upon request by the Joint Committee and shall comply with any decisions of the Joint Committee to request such information.

7.24 Each Council shall consult with the other Councils to ensure the diligent progress of the day to day matters relating to the Procurement Milestones.

## 8. **PROJECT BOARD**

8.1 The Councils have formed the project board ("**Project Board**") for the purpose of implementing the Procurement Milestones and the day-to-day management and monitoring of the process and to carry out those functions set out in Schedule 1 (Procurement Milestones) as being functions of the Project Board and in accordance with the Project Board's Terms of Reference<sup>13</sup> as set on in Schedule 3 (Project Board).

8.2 The Project Board shall not have power to approve any Joint Committee Matter or any Matter Reserved To The Councils pursuant to Clause 6.1.3.

8.3 Notwithstanding the above the following specific functions are given to the Project Board:

8.3.1 prior approval of all reports for decision by the Joint Committee save if impracticable in the case of a special meeting; and

8.3.2 monitor the Project to ensure that it remains within budget.

8.4 The Project Board representatives shall consist of the Chief Executive of the Lead Council and one (1) director (as senior office representative) from each of the other four (4) Councils, the Project Director, the Project Section 151 Officer (of the Lead Council), the monitoring officer of the Lead Council and other external parties as appropriate.

8.5 The membership of the Project Board may vary at the discretion of each Council as appropriate to the topic or issue being considered.

8.6 The Councils may, at their discretion, replace their representatives appointed to the Project Board provided that such replacement shall be on the same basis as the original appointed and provided further that no senior officer of the Project Board shall be removed or replaced by any Council without that Council giving prior written notice as soon as reasonably practicable and in any event within ten (10) Business Days of its intention to remove or replace that representative.

8.7 The Chair of the Project Board shall be appointed by the Project Board from time to time. Each such representative shall have one (1) vote on any matter to be determined by the Project Board. The Project Board shall strive, at all times, to reach consensus but decisions at meetings of the Project Board may be taken by a simple majority vote.

8.8 The quorum necessary for a Project Board Meetings shall be a senior officer representative from each Council (in person or in an emergency by telephone). The Project Director, the Lead Finance Officer, the legal, procurement and technical officers for each Council shall be entitled to attend the meetings of the Project Board but not vote.

8.9 The section 151 officer and/or the monitoring officer for each Council shall be entitled to attend and participate in Project Board Meetings in a non-voting capacity.

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<sup>13</sup> Consider enhancing the detail of the Project Board's Terms of Reference to help delineate those issues which are within the responsibility of the Project Director and those which are more likely to need referral to a Project Board meeting or Joint Committee or individual Councils? Also to specify the extent of financial reporting via the Lead Finance Officer, possibly the Project Section 151 Officer and the Councils' own section 151 officers.

- 8.10 The Project Board shall meet as and when required in accordance with the timetable for the Project.
- 8.11 Minutes and appropriate Project documentation shall be kept of all minutes of the Project Board meetings and submitted to the next meeting of the Joint Committee for consideration. All material or significant reports shall be submitted to the Joint Committee.
- 8.12 If, at a meeting of the Project Board, a matter is not determined by a majority vote pursuant to Clause 8.7, that matter ("**PB Unresolved Matter**") shall be deferred for consideration at the next Project Board meeting which shall be convened within ten (10) Business Days of that meeting. If at the reconvened Project Board meeting the PB Unresolved Matter is not determined by a majority vote the matter shall be referred to the next convenient meeting of the Joint Committee for consideration.

9. **COMMITMENT OF THE COUNCILS AND CONTRIBUTIONS<sup>14</sup>**

- 9.1 The Councils agree and undertake to commit to the Project in accordance with the terms of this Agreement and not to commission and/or undertake any procurement and/or project that seeks or would procure the delivery of all or any part of the Project outside the terms of this Agreement unless and until it shall have withdrawn from the Project in accordance with Clause 12 (Withdrawal)<sup>15</sup>. The Councils acknowledge that their commitment to a minimum tonnage guarantee for residual waste remains whether they consider alternative waste collection or recycling programmes and that they shall be liable for the minimum tonnage guarantee payments where there is an overall shortfall by the Councils collectively in supplying sufficient waste to the Key Facility (or Key Facilities).
- 9.2 The costs associated with providing internal resources in relation to the Procurement Milestones shall, subject to Clause 9.7, be borne by the Council providing that internal resource. However, any additional costs and external costs required shall be shared equally by the Councils provided that it has received prior written approval from the Project Director (subject to where such additional costs and/or external costs exceed [ten thousand pounds (£10,000)] in value they shall require the Project Director to secure prior written approval from the Project Board) and such sums fall within the Project spend profile agreed by the Councils and approved by WAG set out at Schedule 5 (Heads of Expenditure/Spend Profile). Any additional costs and external costs sought from Project funds which are not included in the spend profile at Schedule 5 (Heads of Expenditure/Spend Profile) will be dealt with pursuant to Clause 9.6 below.
- 9.3 Each Council shall be required to prepare accounts including (reporting by exception) details of any expenditure incurred pursuant to Schedule 5 (Heads of Expenditure/Spend Profile) ("**the Accounts**") in respect of each Accounting Period and for such further and/or other accounting periods as the Project Board<sup>16</sup> shall determine and which shall be incorporated into Schedule 6 (Accounting Periods).
- 9.4 Each Council shall:-
  - 9.4.1 in the Accounts make true and complete entries of all relevant payments made by it during the previous Accounting Period;

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<sup>14</sup> Query as to whether any match funding will be accessible? Would this have to be included in the accounts prepared at Clause 9.3?

<sup>15</sup> A non-competing clause is necessary so as not to distract from the Project – once committed to minimum tonnage guarantees the residual waste will be on a "take/deliver or pay" basis. Future changes in a long term strategic contract can be made under the change protocol but such changes are unlikely to allow a Council to diminish its committed supply unless there are third party sources of waste to fill the pre-sized Key Facility.

<sup>16</sup> Will the Project Board deal with reporting on the Accounts or at pre-determined frequency/intervals should the Joint Committee and individual Councils be briefed too?

- 9.4.2 within ten (10) Business Days of the end of the Accounting Period, Conwy Council, Denbighshire Council, Gwynedd Council and Isle of Anglesey Council shall provide to Flintshire Council unaudited Accounts for such Accounting Period together with certification that such Accounts comply with this Clause 9;
- 9.4.3 nominate an individual to be responsible for ensuring that Council's own compliance with this Clause 9 and the name, address and telephone number of each individual nominated pursuant to this Clause 9.4.3 shall be notified to the other Councils in accordance with Clause 16 (Notices); and
- 9.4.4 Flintshire Council shall within ten (10) Business Days of receipt of the Accounts submitted by Conwy Council, Denbighshire Council, Gwynedd Council and Isle of Anglesey Council in accordance with Clause 9.4.2 prepare a reconciliation statement identifying the payments made by each Council and the balance due from or owing to each Council. Flintshire Council shall within twenty (20) Business Days of the preparation of the reconciliation statement send out a copy of the reconciliation statement together with either a balancing invoice or credit payments to each Council. A Council receiving an invoice for payment shall pay it in full within twenty (20) Business Days. Any error in a balancing invoice must be notified to Flintshire Council within five (5) Business Days of such balancing invoice being sent out. An amended balancing invoice will be issued by Flintshire Council and the Council receiving such an invoice shall pay it in full within twenty (20) Business Days.
- 9.5 If an individual nominated by a Council pursuant to Clause 9.4.3 changes, that Council shall notify the other Councils forthwith of the replacement nominees.
- 9.6 The Councils hereby agree that<sup>17</sup>:
- 9.6.1 if one of the Councils wishes to carry out any work or incur any cost or expenses exceeding [one thousand pounds (£1,000)] or requests the Joint Committee, the Project Board or any member or officer appointed to or engaged to support the Project to carry out any work or to incur any cost or expense that is not envisaged by the spend profile set out at Schedule 5 (Heads of Expenditure/Spend Profile) then such Council shall seek the prior written approval of the Project Director to approve it and allocate Project funding else it shall have to bear the cost itself; and
- 9.6.2 if one of the Councils carries out any work or incurs any cost or expenses or requests the Joint Committee, the Project Board or any member or officer appointed to or engaged to support the Project to carry out any work or to incur any cost or expense that is not envisaged by the Project Director to be an efficient use of time and/or resources, that matter shall, at the discretion of the Project Director, be referred to the Project Board for a decision as to whether such work, cost or expense is part of the Project or whether such work, cost or expense should be the entire responsibility of the Council so carrying it out or requesting it (as the case may be).
- 9.7 The Councils hereby agree that if one of the Councils believes it is likely to incur disproportionate internal resource costs pursuant to Clause 9.2 that matter shall be referred to the Project Board for a decision as to whether such costs will be disproportionate and whether any contributions should be made to this cost by the other Councils.

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<sup>17</sup> Consider whether to include a mechanism for consent not to be unreasonably withheld/delayed and a link to DRP.

9.8 Where the actual costs associated with the Project are likely to exceed the approved annual Project budget held on behalf of the Councils by five per cent (5%) this will be a Matter Reserved To the Councils.

## 10. **INTELLECTUAL PROPERTY**

10.1 Each Council will retain all Intellectual Property in its Material.

10.2 Each Council will grant all of the other Councils a non exclusive, perpetual, non-transferable and royalty free licence to use, modify, amend and develop its IP Material for the Procurement Milestones and any other purpose resulting from the Procurement Milestones whether or not the party granting the licence remains a party to this Agreement or the Procurement Milestones.

10.3 Without prejudice to Clause 10.1, if more than one Council owns or has a legal or beneficial right or interest in any aspect of the IP Material for any reason (including without limitation that no one Council can demonstrate that it independently supplied or created the relevant IP Material without the help of one or more of the other Councils), each of the Councils who contributed to the relevant IP Material will grant to all other Councils to this Agreement a non-exclusive, perpetual, non-transferable and royalty free licence to use and exploit such IP Material as if all the other Councils were the sole owner under the Copyright Design and Patents Act 1988 or any other relevant statute or rule of law.

10.4 For the avoidance of doubt, any entity or person who is at the date of this Agreement a party to this Agreement and who has licensed any Intellectual Property under this Agreement will have a non-exclusive, perpetual right to continue to use the licensed Intellectual Property.

10.5 Each Council warrants that it has or will have the necessary rights to grant the licences set out in Clauses 10.2 and 10.3 in respect of the IP Material to be licensed.

10.6 Each Council agrees to execute such further documents and take such actions or do such things as may be reasonably requested by any other Council (and at the expense of the Council(s) making the request) to give full effect to the terms of this Agreement concerning management and control of Intellectual Property<sup>18</sup>.

## 11. **LIABILITY OF THE COUNCILS<sup>19</sup>**

11.1 The Lead Council shall indemnify and keep indemnified each of the other Councils to this Agreement against any losses, claims, expenses, actions, demands, costs and liability suffered by that Council to the extent arising from any breach by the Lead Council of its obligations under this Agreement or any negligent act or omission in relation to such obligations and the Lead Council shall make payment to the other Councils sums for which it becomes liable under this Clause 11.1 within twenty (20) Business Days of the date of another Council's written demand.

11.2 No claim shall be made against the Lead Council to recover any loss or damage which may be incurred by reason of or arising out of the carrying out by the Lead Council of its obligations under this Agreement unless and to the extent such loss or damage arises from any breach by the Lead Council under Clause 11.1.

11.3 Each of the other Councils (acting severally) shall indemnify and keep indemnified the Lead Council against all losses, claims, expenses, actions, demands, costs and

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<sup>18</sup> This is presumed to relate to licence agreements for bespoke IT products or techniques which may be used for the Project.

<sup>19</sup> Further consideration required in relation to extent of losses. Also the Councils' insurers may wish to be consulted but any PPP project insurance advisors like Aon, JLT, Marsh or Willis are best placed to advise on the interface of PPP project insurances (effectively paid for by the Councils) and the traditional insurance products taken out for the Councils' current risks.



liabilities which the Lead Council may incur by reason of or arising out of the carrying out by the Lead Council of its obligations under this Agreement for that Council or arising from any breach by a Council of its obligations under this Agreement or any negligent act or omission in relation to such obligations unless and to the extent that the same result from any breach by the Lead Council of any such obligations or any negligent act or omission by the Lead Council and each Council shall make payment to the Lead Council sums for which it becomes liable under this Clause 11.3 within twenty (20) Business Days of the date of the Lead Council's written demand.

- 11.4 The Councils agree and acknowledge that the amount to be paid to the Lead Council by any of the other Councils under Clause 11.3 shall be borne by each of the Councils to the extent of its responsibility, however in the event that the responsibility is a shared one between the Councils (so that it is not reasonably practicable to ascertain the exact responsibility between the Councils) then the amount to be paid shall be divided equally between the Councils.
- 11.5 In the event of a claim under Clause 11 in which it is not reasonably practicable to determine the extent of responsibility as between the Councils (including the Lead Council), then the amount shall be divided equally between the Councils (including the Lead Council).
- 11.6 A Council (including the Lead Council) who receives a claim for losses, expenses, actions, demands, costs and liabilities shall notify and provide details of such claim as soon as is reasonably practicable to the other Councils.
- 11.7 No Council shall be indemnified in accordance with this Clause 11 unless it has given notice in accordance with Clause 11.6 to the other Council against whom it will be enforcing its right to an indemnity under this Agreement.
- 11.8 Each Council ("**Indemnifier**") shall not be responsible or be obliged to indemnify the other Councils (including the Lead Council) ("**Beneficiary**") to the extent that any insurances maintained by the Beneficiary at the relevant time provide an indemnity against the loss giving rise to such claim and to the extent that the Beneficiary recovers under such policy of insurance (save that the Indemnifier shall be responsible for the deductible under any such policy of insurance and any amount over the maximum amount insured under such policy of insurance).

## 12. **WITHDRAWAL**<sup>20</sup>

### **Withdrawal Where Project Exceeds Affordability Envelope**

- 12.1 If at any stage the cost of the Project is estimated by the Joint Committee (following a report by the Project Board) to exceed the Affordability Envelope then the matter shall be a Matter Reserved To the Councils and Clause 6.1.3 (Decision Making) shall apply.
- 12.2 If at any stage the cost of the Project is estimated to exceed the Affordability Envelope pursuant to Clause 12.1, and any Council wishes to withdraw from the Project, that the Council shall provide written notice to the Project Director who shall convene an urgent Joint Committee Meeting to discuss the proposed withdrawal and its estimated impact on the Project should such Council withdraw (as the Project may suffer consequential difficulties with the remaining Councils' Affordability Envelope) prior to the relevant Council confirming its intention to withdraw from the Project in writing to all the other Councils.

### **Withdrawal For Any Reason (Except Where Project Exceeds Affordability Envelope)**

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<sup>20</sup> Termination for breach is dealt with at Clause 2.3.

- 12.3 If, subject to Clause 12.9, for any reason any Council (including the Lead Council) determines to withdraw from this Agreement in circumstances where the cost of the Project is not estimated to exceed the Affordability Envelope then Clauses 12.4 to 12.7 shall apply. For the avoidance of doubt, any failure by any Council to make a decision concerning the appointment of the Preferred Bidder pursuant to Procurement Milestone 17, shall be deemed (from the date falling [twenty (20)] Business Days after the failure to make such decision at the relevant Project Board meeting) to amount to a Withdrawal Notice by that Council and Clauses 12.4 to 12.8 shall apply.
- 12.4 If any Council wishes to withdraw from the Project it shall provide written notice to all the other Councils as soon as reasonably practicable ("**Withdrawal Notice**"). The Lead Council (or such other Council as nominated by the Joint Committee in the event that the Lead Council issues the Withdrawal Notice) shall within fourteen (14) days of receipt of the Withdrawal Notice provide to all the Councils a Liability Report<sup>21</sup> which shall be discussed by the Joint Committee at its next meeting or a specially convened meeting if the next meeting falls more than two (2) weeks after the issue of the Liability Report. Those Councils who do not wish to withdraw from the Project shall have a duty, acting reasonably, to mitigate any losses which they suffer due to the financial and resource implications set out in the Liability Report.
- 12.5 Within the Decision Period each Council shall indicate either:-
- 12.5.1 that it withdraws from the Project and this Agreement; or
- 12.5.2 that it wishes to continue with the Project and this Agreement.
- 12.6 Where a Council does not indicate its intentions as required by Clause 12.5 then it shall at the expiry of the Decision Period be taken to have indicated that they wish to continue with the Project and this Agreement.
- 12.7 Where a Council indicates that it wishes to withdraw from the Project in accordance with Clause 12.5.1 then:-
- 12.7.1 the Council who shall have indicated its wish to withdraw shall pay all amounts due to be paid by it in accordance with the Liability Report<sup>22</sup> within twenty (20) Business Days of the date of its notification under Clause 12.5.1 and comply with its obligation to contribute to the Project up to the date of its withdrawal;
- 12.7.2 the Council who shall have indicated its wish to withdraw shall each be responsible for a proportion of any Bidders' claimed abortive costs (which have been substantiated by the Joint Committee) to the extent such abortive costs become payable as a result of such withdrawal; and
- 12.7.3 if in the event of such a withdrawal the Project is delayed in terms of the Procurement Milestones then the Council who shall have indicated its wish to withdraw may be responsible for any increased costs associated with such delay (as determined by the Joint Committee and notified as the sum payable in full and final settlement of such Council's liability, subject always to that Council meeting any additional antecedent liabilities incurred prior to the date of withdrawal).

### Effects of Withdrawal

<sup>21</sup> The Liability Report envisaged at this stage must cover the costs incurred by aborting the procurement i.e. sunk procurement costs, related asset acquisition and transfer costs plus any possible Bidder claims for their costs. There are no indirect costs envisaged i.e. loss of ability to use a Facility to treat residual waste or Bidder claims for loss of profit etc.

<sup>22</sup> Note Entec as external technical advisors have a work package (requested by Flintshire Council, Gwynedd Council and Anglesey Council) for options appraisal which identifies the benefits of joint working as opposed to individual procurement but this will not feed into discussing the scope of any potential liability on withdrawing from the Project for the Liability Report.

- 12.8 Unless agreed otherwise by the remaining Councils, the Council who shall have indicated its wish to withdraw from the Project shall not remove its appointees to the Project Board for a period of three (3) months<sup>23</sup> commencing on the date of such Council's withdrawal, provided that the costs associated with those appointees to the Project Board shall be borne by the remaining Councils to the Project and this Agreement in equal shares. For the avoidance of doubt, the Council who shall have indicated its wish to withdraw from the Project shall remove its representatives from the Joint Committee with effect from the date of its confirmation under Clause 12.5.1.

#### **Withdrawal Due To Project Material Change**

- 12.9 If any Council wishes to withdraw from the Project and alleges that the Project has suffered material change since the Councils entered into this Agreement it shall provide written notice to all the other Councils as soon as reasonably practicable ("**Withdrawal Notice**") evidencing how it asserts:

- 12.9.1 the nature of the Project (including its risk profile) has undergone material and adverse change;
- 12.9.2 the extent of liability it is prepared to bear to compensate the remaining Councils should it withdraw from the Project due to material change; and

if the Councils convene a Joint Committee Meeting where it is agreed that the Project has suffered a material change then the Lead Council (or such other Council as nominated by the Joint Committee in the event that the Lead Council issues the Withdrawal Notice) shall within fourteen (14) days of receipt of the Withdrawal Notice provide to all the Councils a Liability Report<sup>24</sup> which shall be discussed by the Joint Committee at its next meeting or a specially convened meeting if the next meeting falls more than two (2) weeks after the issue of the Liability Report and the provisions of Clauses 12.5 to 12.7 shall apply.

#### **13. CONCLUSION OF THE SECOND INTER-AUTHORITY AGREEMENT**

- 13.1 The Councils shall individually and jointly use all reasonable endeavours to negotiate and agree the Second Inter-Authority Agreement in conjunction with the negotiation and agreement of the Project Agreement. The Councils agree that the Second Inter-Authority Agreement shall reflect the heads of terms set out in Schedule 9 (Heads of Terms of the Second Inter-Authority Agreement).
- 13.2 The reference to "all reasonable endeavours" in Clause 13.1 shall include a requirement on all Councils to:-
- 13.2.1 (without prejudice to Clause 4.3 (Principles and Key Objectives)) at all times act in good faith;
- 13.2.2 ensure that sufficient time is set aside to conduct the negotiations on the terms of the Second Inter-Authority Agreement either through correspondence or by holding meetings or a combination of both to ensure that the terms of the Second Inter-Authority Agreement are agreed in accordance with the timetable envisaged and developed for the Project by the Project Board;
- 13.3 If a dispute or difference arises between the Councils in relation to a provision of the Second Inter-Authority Agreement and such dispute or difference cannot be settled by the Councils within ten (10) Business Days of it first arising, any Council may refer

<sup>23</sup> This is consistent with quarterly meetings of the Joint Committee.

<sup>24</sup> The Liability Report envisaged at this stage must cover the costs incurred by aborting the procurement i.e. sunk procurement costs, related asset acquisition and transfer costs plus any possible Bidder claims for their costs. There are no indirect costs envisaged i.e. loss of ability to use a Facility to treat residual waste or Bidder claims for loss of profit etc.

such dispute or difference for determination in accordance with Clause 23 (Dispute Resolution).

#### 14. **CONFIDENTIALITY AND ANNOUNCEMENTS**

14.1 Each Council ("**Covenanter**") shall, both during the currency of this Agreement and at all times following its termination or expiry, keep private and confidential and shall not use or disclose (whether for its own benefit or that of any third party) any Confidential Information about the business of and/or belonging to any other Council or Bidder which has come to its attention as a result of or in connection with this Agreement, (including the Bid Process), in particular (but without prejudice to the generality of the foregoing) Confidential Information relating to the Second Inter-Authority Agreement and/or the Project Agreement and/or the Bid Process.

14.2 The obligation set out in Clause 14.1 shall not relate to information which:-

14.2.1 comes into the public domain or is subsequently disclosed to the public (other than through default on the part of the Covenanter or any other person to whom the Covenanter is permitted to disclose such information under this Agreement); or

14.2.2 is required to be disclosed by law; or

14.2.3 was already in the possession of the Covenanter (without restrictions as to its use) on the date of receipt; or

14.2.4 is required or recommended by the rules of any governmental or regulatory body including any guidance from time to time as to openness and disclosure of information by public bodies; or

14.2.5 is necessary to be disclosed to provide relevant information to any insurer or insurance broker in connection with obtaining any insurance required by this Agreement.

14.3 Where disclosure is permitted under Clauses 14.2.2, 14.2.3 or 14.2.4, the recipient of the information shall be subject to a similar obligation of confidentiality as that contained in this Clause 14 and the disclosing Council shall make this known to the recipient of the information.

14.4 No Council shall make any public statement or issue any press release or publish any other public document relating, connected with or arising out of this Agreement and/or the Second Inter-Authority Agreement and/or the Project Agreement without the prior written consent of the Project Board.

#### 15. **CONTRACTS (THIRD PARTY RIGHTS)**

The Councils as parties to this Agreement do not intend that any of its terms will be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person not a party to it.

#### 16. **NOTICES**

16.1 Any notice or demand in connection with this Agreement shall be in writing and may be delivered by hand, prepaid first class post, special delivery post, facsimile or email, addressed to the recipient at the address or facsimile number as the case may be set out in Schedule 4 (Addresses of the Councils) or such other recipient address or facsimile number as may be notified in writing from time to time by any of the parties to this Agreement to all the other Councils to this Agreement.

16.2 The notice or demand shall be deemed to have been duly served:-

- 16.2.1 if delivered by hand, when left at the proper address for service;
- 16.2.2 if given or made by prepaid first class post or special delivery post, forty-eight (48) hours after being posted (excluding days other than Business Days);
- 16.2.3 if given or made by facsimile, at the time of transmission;
- 16.2.4 if given or made by email, at the time of transmission,

provided that, where in the case of delivery by hand or transmission by facsimile or email such delivery or transmission occurs either after 4.00pm on a Business Day or on a day other than a Business Day service shall be deemed to occur at 9.00am on the next following Business Day.

- 16.3 For the avoidance of doubt, where proceedings to which the Civil Procedure Rules apply have been issued, the provisions of the Civil Procedure Rules must be complied with in respect of the service of documents in connection with those proceedings.

**17. GOVERNING LAW**

This Agreement shall be governed by and construed in all respects in accordance with the laws of England and Wales. Subject to Clause 23 (Dispute Resolution), the English and Welsh Courts shall have exclusive jurisdiction to settle any disputes which may arise out of or in connection with this Agreement.

**18. ASSIGNMENTS**

- 18.1 The rights and obligations of the Councils under this Agreement shall not be assigned, novated or otherwise transferred (whether by virtue of any legislation or any scheme pursuant to any legislation or otherwise) to any person other than to any public body (being a single entity) acquiring the whole of the Agreement and having the legal capacity, power and Council to become a party to and to perform the obligations of the relevant Council under this Agreement being:

- 18.1.1 a Minister of the Crown pursuant to an Order under the Ministers of the Crown Act 1975; or

- 18.1.2 any Local Authority which has sufficient financial standing or financial resources to perform the obligations of the relevant Council under this Agreement.

**19. WAIVER**

- 19.1 No failure or delay by any Council to exercise any right, power or remedy will operate as a waiver of it nor will any partial exercise preclude any further exercise of the same or some other right, power or remedy unless a waiver is given in writing by that Council.

- 19.2 Each Council shall pay their own costs incurred in connection with the preparation, execution, completion and implementation of this Agreement.

**20. ENTIRE AGREEMENT**

This Agreement contains all the terms which the parties have agreed in relation to the subject of this Agreement and supersedes any prior written or oral agreements, representations or understandings between the Councils relating to such subject matter. No Council has been induced to enter into this Agreement or any of these documents by statement or promise which they do not contain, save that this Clause

shall not exclude any liability which one Council would otherwise have to the other in respect of any statements made fraudulently by that Council.

## 21. COUNTERPARTS

This Agreement may be executed in any number of counterparts each of which so executed shall be an original but together shall constitute one and the same instrument.

## 22. RELATIONSHIP OF COUNCILS

Each Council is an independent body and nothing contained in this Agreement shall be construed to imply that there is any relationship between the Councils of Partnership or (except as expressly provided in this Agreement) of principal/agent or of employer/employee. No Council shall have the right to act on behalf of another nor to bind the other by contract or otherwise except to the extent expressly permitted by the terms of this Agreement. In particular for the avoidance of doubt, none of the provisions relating to the principles of working in partnership shall be taken to establish any partnership as defined by The Partnership Act 1890.

## 23. DISPUTE RESOLUTION

23.1 Any dispute arising in relation to any aspect of this Agreement shall be resolved in accordance with this Clause 23. The Councils undertake and agree to pursue a positive approach towards dispute resolution which seeks (in the context of this Partnership) to identify a solution which avoids legal proceedings and maintains a strong working relationship between the Councils.

23.2 In the event of any dispute or difference between the Councils relating to this Agreement (whether this may be a matter of contractual interpretation or otherwise) then save in relation to disputes or disagreements relating to a Matter Reserved To The Councils, the matter shall be dealt with as follows by referral in the first instance to the Project Board who shall meet within ten (10) Business Days of notification of the occurrence of such dispute and attempt to resolve the disputed matter in good faith.

23.3 In relation to a dispute or disagreement relating to a Matter Reserved To The Councils, or if the Project Board fails to resolve a dispute or disagreement within five (5) Business Days of meeting pursuant to Clause 23.2, or fails to meet in accordance with the timescales set out in Clause 23.2, then the Councils in dispute or the Project Board (as the case may be) may refer the matter for resolution to the Chief Executive of each of the Councils as a pre-condition to mediation followed by:

23.3.1 a mediation facilitated by the President of the Chartered Institute of Wastes Management ("**CIWM**") or his nominated representative or such other party as the Councils may agree (or the CIWM may direct) for resolution by them;  
or

23.3.2 the exclusive jurisdiction of the Courts of England or Wales otherwise.

23.4 Any dispute and/or disagreement to be determined by the Chief Executives (as appropriate), CIWM or the Courts of England and Wales or such other body as agreed by the Councils (as the case may be) under this Agreement shall be promptly referred for determination to them.

23.5 The Councils shall on request promptly supply to the Chief Executive(s) or CIWM (as the case may be) all such assistance, documents and information as may be required for the purpose of determination and the Councils shall use all reasonable endeavours to procure the prompt determination of such reference.

- 23.6 If the CIWM is appointed to determine in dispute pursuant to Clause 23.4, then the CIWM shall be deemed to act as an expert and not as an arbitrator and his determination shall (in the absence of manifest error) be conclusive and binding upon the Councils.
- 23.7 The costs of the resolution of any dispute and/or disagreement between the Councils under this Agreement shall be borne equally by the Councils to the dispute in question save as may be otherwise directed by the Chief Executive(s) (as appropriate), CIWM or the Courts of England or Wales (as the case may be).

## 24. DATA PROTECTION

24.1 In relation to all Personal Data, each Council shall at all times comply with the DPA, (as a data controller if necessary) which includes (but is not limited to) maintaining a valid and up to date registration or notification under the DPA covering the data processing activities to be performed in connection with the Procurement Milestones.

24.2 Each Council:

24.2.1 shall process Personal Data belonging to any other Council only on the instructions of that Council (subject to compliance with applicable law);

24.2.2 shall only undertake processing of Personal Data reasonably required in connection with the Procurement Milestones and shall not transfer any Personal Data to any country or territory outside the European Economic Area; and

24.2.3 shall use all reasonable endeavours to procure that all relevant sub-contractors and Bidders comply with this Clause 24.2. For the avoidance of doubt a relevant sub-contractor or Bidder is one which processes Personal Data belonging to the one or any of the Councils.

24.3 The Councils shall not disclose Personal Data to any third parties other than:

24.3.1 to employees and sub-contractors and Bidders to whom such disclosure is reasonably necessary in order for the Councils to carry out the Procurement Milestones; or

24.3.2 to the extent required under a court order or to comply with any applicable laws including (but not limited to) any statute, bye law, European Directive or regulation;

provided that any disclosure to sub-contractors or Bidders under Clause 24.3.1 shall be made subject to written terms substantially the same as, and no less stringent than, the terms contained in this Clause 24 and that the Councils shall give notice in writing to all other Councils of any disclosure of Personal Data belonging to them which they or a sub-contractor or Bidders are required to make under Clause 24.3.2 immediately they are aware of such a requirement.

24.4 The Councils shall bring into effect and maintain and shall use all reasonable endeavours to ensure that all relevant sub-contractors and Bidders have in effect and maintain all reasonable technical and organisational measures necessary to prevent unauthorised or unlawful processing of Personal Data and accidental loss or destruction of, or damage to, Personal Data including but not limited to taking reasonable steps to ensure the reliability and probity of any employee or agent of a relevant sub contractor or Bidders having access to the Personal Data.

24.5 Any Council may, at reasonable intervals, request a written description of the technical and organisational methods employed by any other Council and the relevant sub-contractors referred to in Clause 24.3.1. Within five (5) Business Days of such a

request, the Council requested to do so shall supply written particulars of all such measures as it is maintaining detailed to a reasonable level such that the requesting Council can determine whether or not, in connection with the Personal Data, it is compliant with the DPA. All Councils shall use all reasonable endeavours to ensure that the sub-contractors and Bidders also comply with such request from any other Council.

24.6 All Councils shall ensure that any Personal Data they obtain and provide to any other Council has been lawfully obtained and complies with the DPA and that the use thereof in accordance with this Agreement shall not breach any of the provisions of the DPA.

24.7 If:

24.7.1 under the DPA any Council is required to provide information to a data subject (as defined in the DPA) in relation to Personal Data when such data is in the possession or under control of any other Council; and

24.7.2 the required Council informs the controlling Council in writing that this is the case,

then the controlling Council shall guarantee reasonable and prompt co-operation to the required Council in meeting its obligations under the DPA including making copies of the relevant Personal Data to the extent the same are in its possession.

24.8 Each Council shall provide the other as soon as reasonably practicable, with such information in relation to Personal Data and their processing as the other Council may reasonably request in writing and the party asked to provide the relevant data may reasonably be able to provide in order for the other Council to:-

24.8.1 comply with its obligations under this Clause and the DPA; and

24.8.2 assess whether the processing of the relevant Personal Data in connection with this Agreement is breaching or may breach the DPA in a manner which is material and not effectively sanctioned by any guidance statement issued by the Information Commissioner.

24.9 The Councils shall each take reasonable precautions (having regard to the nature of their respective obligations under this Agreement) to preserve the integrity of any Personal Data.

## 25. **FREEDOM OF INFORMATION AND ENVIRONMENT INFORMATION**

25.1 Each Council acknowledges that the other Councils are subject to the requirements of the Freedom of Information Act 2000 ("**FoIA**") and the Environmental Information Regulations 2004 ("**EIR**") and each Council shall where reasonable assist and co-operate with the other Councils (at their own expense) to enable the other Councils to comply with these information disclosure obligations.

25.2 Where a Council receives a request for information under either the FoIA or the EIR in relation to information which it is holding on behalf of any of the other Councils in relation to the Project, it shall:

25.2.1 transfer the request for information to the other Councils as soon as practicable after receipt and in any event within two (2) Business Days of receiving a request for information;

25.2.2 provide the other Councils with a copy of all information in its possession or power in the form that the Councils reasonably require within ten (10)



Business Days (or such longer period as the Councils may specify) of the Council requesting that information; and

25.2.3 provide all necessary assistance as reasonably requested by the other Councils to enable the Council to respond to a request for information within the time for compliance set out in the FoIA or the EIR.

25.3 Where a Council receives a request for information under the FoIA or the EIR which relates to this Agreement or the Project, it shall inform the other Councils of the request for information as soon as practicable after receipt and in any event at least two (2) Business Days before disclosure and shall use all reasonable endeavours to consult with the other Councils prior to disclosure and shall consider all representations made by the other Councils in relation to the decision whether or not to disclose the information requested.

25.4 The Councils shall be responsible for determining in their absolute discretion whether any information requested under the FoIA or the EIR:

25.4.1 is exempt from disclosure under the FoIA or the EIR;

25.4.2 is to be disclosed in response to a request for information.

25.5 Each Council acknowledges that the other Councils may be obliged under the FoIA or the EIR to disclose information:

25.5.1 without consulting with the other Councils where it has not been practicable to achieve such consultation; or

25.5.2 following consultation with the other Councils and having taken their views into account.

## 26. **MITIGATION**

Each Council shall at all time take all reasonable steps to minimise and mitigate any loss for which the relevant Council is entitled to bring a claim against the other Council(s) pursuant to this Agreement.

## 27. **STATUTORY RESPONSIBILITIES**

Notwithstanding anything apparently to the contrary in this Agreement, in carrying out their statutory duties, the discretion of any Council shall not be fettered or otherwise affected by the terms of this Agreement.

## 28. **VARIATIONS**

No amendment to this Agreement shall be binding unless it is in writing and signed by the duly authorised representatives of each of the Councils and expressed to be for the purpose of such amendment.

**AS WITNESSED** the duly authorised representatives of the Councils have signed this Agreement as a deed on the date written at the beginning of this Agreement.

## SCHEDULE 1

### PROCUREMENT MILESTONES

MILESTONE	PROJECT BOARD MATTER	JOINT COMMITTEE MATTER	MATTER RESERVED TO THE COUNCILS
1. Approval of inter-Council partnership arrangements			✓
2. Increase of budget over agreed Council contribution			✓
3. Project Initiation Document approval			✓
4. Outline Business Case approval (including each Council's commitment to supply residual waste tonnage minimum and maximum levels)			✓
5. Setting the Affordability Envelope		✓	
6. Setting out and agreeing the Project scope of services in OJEU notice			✓
7. Recommendation to procure remediation works on the Site(s)	✓		
9. Approve the Evaluation Criteria and weightings for each of the Procurement Milestones		✓	
10. Evaluation and final agreement to long list of bidders to go through to ISOS stage	✓		
11. Approval of the ISOS, ISDS and ISRS and all accompanying documentation		✓	
12. Evaluation and selection of Bidders to go to each stage of Competitive Dialogue Procedure		✓	
13. Decision to close Competitive Dialogue Procedure and issue the Call for Final Tenders		✓	
14. Review of final tenders and recommendation to Joint Committee	✓		

MILESTONE	PROJECT BOARD MATTER	JOINT COMMITTEE MATTER	MATTER RESERVED TO THE COUNCILS
15. Review of final tenders and recommendation to each Council of the Preferred Bidder		✓	
16. Preparing and issuing the Preferred Bidder letter	✓		
17. Appointment of the Preferred Bidder, approval of the Final Business Case and decision to conclude the Project Agreement and the Second Inter-Authority Agreement (i.e. financial close)			✓
18. Execution of the Project Agreement and the Second Inter-Authority Agreement	✓		
19. Approval of additional expenditure for the Project in excess of five per cent (5%) of the approved Project annual budget			✓
20. Reporting to the Joint Committee as soon as Project Board become aware that estimated costs of the Project likely to exceed Affordability Envelope	✓		
21. Reporting to the each Council as soon as the Joint Committee become aware that estimated costs of the Project likely to exceed Affordability Envelope		✓	
22. Decision whether to proceed following receipt of report that estimated cost of the Project likely to exceed Affordability Envelope			✓

## SCHEDULE 2

### JOINT COMMITTEE TERMS OF REFERENCE

1. The terms of reference of the Joint Committee are:
  - 1.1 to promote joint working in the delivery of the Project through:
    - 1.1.1 facilitating constructive partnership working;
    - 1.1.2 engaging with key interested bodies and stakeholders when appropriate; and
    - 1.1.3 carrying out such other activities calculated to facilitate, or which are conducive to the successful delivery of the Project; and
  - 1.2 to ensure that the Project is developed and procured in accordance with good industry practice, is in the best interests of all Councils, is affordable to all Councils and delivers value for money.
2. The key functions of the Joint Committee are to:
  - 2.1 approve the budget for the Project on an annual basis;
  - 2.2 consider and make recommendations in respect of all Key Documents in relation to the Project;
  - 2.3 to monitor and manage the risks associated with the Project; and
  - 2.4 to ratify requests for additional funding from individual Councils.
3. The following matters are reserved for an individual Council decision:
  - 3.1 approval of inter-Council partnership governance arrangements;
  - 3.2 increase of budget over agreed Council contributions; and
  - 3.3 Outline Business Case approval (before each Council considers its approval).
4. The key responsibilities of the Joint Committee include those tasks set out in Schedule 1 (Procurement Milestones) which are each designated as a "Joint Committee Matter" and in addition the following:
  - 4.1 Providing strategic direction to the Project team;
  - 4.2 Agreeing a procurement programme for ratification by the Councils;
  - 4.3 Agreeing a negotiating remit for the Project team;
  - 4.4 Setting the Affordability Envelope of the Project as a whole and for each participating Council;
  - 4.5 Ensuring that the Project team is adequately resourced;
  - 4.6 Procuring the necessary audit and assurance checks;
  - 4.7 Receiving and endorsing the Key Documents and reports relating to the procurement and associated activities;

- 4.8 Approving the long term client function and the allocation of risks and responsibilities between the Councils; and
- 4.9 Promoting partnership working between the Councils.
- 5. Typically the procurement related documents and reports (or summaries thereof) that the Joint Committee shall receive and consider shall include:
  - 5.1 applications for grant funding;
  - 5.2 Project Initiation Document;
  - 5.3 Outline Business Case (or summary highlighting key risks, cost and affordability implications, preferred or reference solution, sites and planning implications etc.);
  - 5.4 Project plan key milestones review and key Project risks highlight report (as a regular and ongoing item);
  - 5.5 OJEU notice;
  - 5.6 PQQ and Information Memorandum;
  - 5.7 ISOS and ISDS documents;
  - 5.8 summaries of key elements of the draft Project Agreement and Payment Mechanism;
  - 5.9 Second Inter-Authority Agreement;
  - 5.10 ratification of shortlist of Bidders and preferred bidder selection;
  - 5.11 Final Business Case ("**FBC**") summary; and
  - 5.12 final Project Agreement summary.

### SCHEDULE 3

#### PROJECT BOARD

1. The Project Board will manage the progress and implementation of the Project including identifying all works necessary to be carried out and instructing the internal and external financial, legal, procurement and technical advisers to carry out the same. The Project Director shall be empowered (within pre-agreed parameters) to deal direct with Bidders and other third parties.
2. The Project Board will act as a representative for each of the Council's "Corporate Officer Management Team" described in Schedule 4 (Addresses of the Councils) to ensure consistency with individual Council objectives and visions.
3. The Project Board will consider and determine those matters allocated to it in Schedule 1 (Procurement Milestones).
4. The Project Board will as and when necessary report to the Joint Committee and provide advice to the Joint Committee on those matters referred to the Joint Committee as set out in Schedule 1 (Procurement Milestones) and Schedule 2 (Joint Committee Terms of Reference).
- 4.1 For the avoidance of doubt (as set out in Clause 8.3) the following specific functions are given to the Project Board:
  - 4.1.1 prior approval of all reports for decision by the Joint Committee save if impracticable in the case of a special meeting; and
  - 4.1.2 monitor the Project to ensure that it remains within budget.
- 4.2 [REDACTED]<sup>25</sup>.

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<sup>25</sup> Is additional information required about the format and frequency of financial reporting? Will the Lead Finance Officer or Project Section 151 Officer have the main role at this level?

**SCHEDULE 4**

**ADDRESSES OF THE COUNCILS**

<b>RECIPIENT'S NAME</b>	<b>ADDRESS</b>	<b>FAX NO.</b>	<b>EMAIL</b>	<b>CORPORATE OFFICER MANAGEMENT TEAM</b>
Conwy Council: [•]	Bodlondeb, Conwy, North Wales LL32 8DU	[•]	[•]	[]
Denbighshire Council: [•]	County Hall, Wynnstay Road, Ruthin LL15 1YN	[•]	[•]	[]
Flintshire Council: [•]	County Hall, Mold, Flintshire CH7 6NB	[•]	[•]	[]
Gwynedd Council: [•]	Council Offices, Shirehall Street, Caernarfon, Gwynedd LL55 1SH	[•]	[•]	[]
Isle of Anglesey Council: [•]	Council Offices, Llangefni, Anglesey LL77 7TW	[•]	[•]	[]

## SCHEDULE 5

### HEADS OF EXPENDITURE/SPEND PROFILE

1. The following is a non-exhaustive list of the heads of expenditure that may be expected to be incurred by the Councils in relation to the Procurement Milestones:-
  - 1.1 Internal expenditure (staff costs and associated overheads)
  - 1.2 Project management/technical and admin support
  - 1.3 Internal financial support
  - 1.4 Internal legal support
  - 1.5 Other professional services (including asset management, architects, quantity surveyors, surveyors, procurement and planning)
  - 1.6 Communications
  - 1.7 External expenditure (staff costs and associated overheads)
  - 1.8 Project management/technical and administrative support
  - 1.9 Financial advisors
  - 1.10 Technical advisors
  - 1.11 Insurance advisors
  - 1.12 Legal advisors
  - 1.13 Other professional services (including asset management, architects, QS, surveyors, procurement, site investigation, remediation and planning)
  - 1.14 Waste analysis
  - 1.15 ICT
  - 1.16 Communications
  - 1.17 Associated overheads may include such expenses as travel expenses, room hire, printing, accommodation and ICT costs.
  - 1.18 Agreement to the incurring of costs and the appropriateness of sharing such costs between the Councils will be in accordance with Clause 9 (Commitment of the Councils and Contributions) of this Agreement.



**NWRWTP – PROJECTED SPEND PROFILE 2009/10 TO 2011/12**

<b>Spend year</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>Total</b>
Project Management costs	£79,000	£228,200	£253,462	£256,152	£816,814
Advisor costs (core)		£154,805	£484,656	£147,882	£787,343
Additional /time and cost works		£515,000	£412,500	£492,500	£1,420,000
Potential site option/ lease payment)		£100,000	£200,000	£200,000	£500,000
<b>Total costs</b>	<b>£79,000</b>	<b>£998,005</b>	<b>£1,350,618</b>	<b>£1,096,534</b>	<b>£3,524,157</b>
Project Contingency (10%)		£99,801	£135,062	£109,653	£352,416
<b>WAG RCAF contribution</b>	<b>£75,000</b>	<b>£195,000</b>	<b>£200,000</b>	<b>£200,000</b>	<b>£670,000</b>
net	£4,000	£902,806	£1,285,680	£1,006,187	<b>£3,198,673</b>
<b>Per authority</b>	<b>£800</b>	<b>£180,561</b>	<b>£257,136</b>	<b>£201,237</b>	

Per authority allocation is a 1/5th of total and subject to confirmation

Site option/lease payments relate to the potential requirement to provide funding to secure access to site(s) for residual waste treatment or waste transfer services

Advisor costs (core) relate to fixed price/target price elements of advisor works

Additional time and cost works relate to non-core activities (time and cost) - including planning and site support from technical advisors and communications support

Project Management costs include Project Director, Project Manager, administrative, venue, translation and finance -recharges costs related to the project.

**SCHEDULE 6**

**ACCOUNTING PERIODS**

<b>Start of Accounting Period</b>	<b>End of Accounting Period</b>
1 April	30 June
1 July	30 September
1 October	31 December
1 January	31 March

**SCHEDULE 7**

**LIABILITY REPORT<sup>26</sup>**

The Liability Report shall include (but shall not be limited to):

	<b><u>Amount</u> (all figures in round pounds)</b>
Procurement costs (including but not limited to those set out in Schedule 5 (Heads of Expenditure/Spend Profile))	
<p>Costs associated with the cessation of the procurement to include (without limitation):</p> <p>(a) Site acquisition costs (transfer or agreement for lease/lease) and subsequent disposal costs including professional fees for valuation and conveyancing etc.; and/or;</p> <p>(b) Site size being excessive for non-Project use or entirely surplus to requirements including professional fees for valuation and conveyancing etc.; and/or</p> <p>(c) []</p>	
<p>Costs associated with delays to the Procurement Milestones to include (without limitation):</p> <p>(a) landfill costs associated with the alternative disposal of the residual waste (including landfill tax); and</p> <p>(b) LAS fines</p>	
<p>Staff costs (and associated overheads) in progressing the Project:</p> <p>(a) consultancy and advisors fees;</p> <p>(b) internal Project management and monitoring;</p> <p>(c) internal professional advice; and</p> <p>(d) []</p>	

<sup>26</sup> This links to the possible withdrawal from the Project by a Council. It is framed around costs incurred rather than wider costs and losses (which presumably will be recoverable under the general indemnity unless the right to recover as between Councils is limited/capped to the Liability Report with third party claims being covered by the general indemnity provisions.



**SCHEDULE 8**

**SITE**

Deeside EM1 13 (two parts – southern is 52 acres)

Northern EM13 (estimates 22 acres useable)

Southern EM13 (52 acres)

## SCHEDULE 9

### HEADS OF TERMS OF SECOND INTER-AUTHORITY AGREEMENT

#### 1. GENERAL PRINCIPLES OF ANTICIPATED CONTRACT WITH THE CONTRACTOR

- 1.1 The Lead Council will enter into a contract with the selected private sector contractor (the "**Contractor**") to supply residual waste to the Facility on a long term basis (estimated to be twenty-five (25) years from the date of service commencement) within agreed parameters of tonnage and waste composition.
- 1.2 The Contractor will guarantee treatment of supplied waste to a set of agreed standards, which shall include a guaranteed minimum level of diversion of waste from landfill.
- 1.3 It is anticipated that the Contractor will be responsible for all operational costs and for the disposal costs of any residual materials and wastes.
- 1.4 The Contractor is likely to contain agreements to share any additional costs of operation brought about by legislative changes and other operational risks which are better managed by the Councils on a reasonable value for money basis. Any such additional operational costs will be shared between the Councils on a pro-rata basis by reference to their respective residual waste tonnages.
- 1.5 The Councils acknowledge that the Contractor may have the main benefit of the sale of any valuable products such as energy and recyclable materials and third party capacity generated at the Facility subject to any excess revenue sharing arrangements sharing mechanism from the sale of these potential items agreed by the Councils as part of the Procurement Milestones on a value for money basis. Any such excess revenue will be shared between the Councils on a pro-rata basis by reference to their respective residual waste tonnages.
- 1.6 The contract may include for some excess revenue sharing arrangements from the sale of these potential items.
- 1.7 The Councils acknowledge that the contract gate price and any income from sales will be index linked in some way to market prices and actual costs on terms to be agreed by the Councils as part of the Procurement Milestones on a value for money basis.

#### 2. PRINCIPLES OF THE SECOND INTER-AUTHORITY AGREEMENT BETWEEN THE LEAD COUNCIL AND THE OTHER COUNCILS

- 2.1 The Lead Council will have a separate contract with each of the other Councils setting out the terms and conditions applicable to the delivery and treatment of residual waste at the Facility. Each Council agrees that, should they enter into any final, legally binding contract in connection with this Project, they shall do so in a genuine and sincere spirit of mutual co-operation with the objective of securing for the benefit of all the Councils the most financially and environmentally beneficial contract for the treatment and disposal of residual waste at the Facility.
- 2.2 All Councils agree that they shall be fully committed negotiating in good faith the terms of to any binding contract with the Lead Council and the overall aim of maximising the benefits to be derived from the Project for all the Councils.
- 2.3 The Councils agree to provide all reasonable resources and assistance to each other in order to achieve the agreed goals within the agreed time scales for the Project.
- 2.4 The Councils acknowledge that the Lead Council shall enter into the contract with the Contractor which shall include provision for the disposal of agreed volumes of residual

waste to be provided by the other Councils to be delivered to the Facility under that contract.

- 2.5 The Councils acknowledge that they shall each contract with the Lead Council to deliver residual waste to the Facility in accordance with an agreed delivery schedule of tonnage which will take account of periods of planned and unplanned maintenance and other unavailability of the Facility. The implications of any such unavailability will be agreed by the Councils as part of the Procurement Milestones on a value for money basis. The Lead Council agrees to consult in good faith with the other Councils and to agree any proposed contingency arrangements with a view to mitigating as far as practicable the implications of any periods of unavailability of the Facility.
- 2.6 The Lead Council shall be responsible for the negotiation of the contract with the Contractor. The Lead Council shall in consultation with the other Councils endeavour to achieve the most economically advantageous contract that best meets the financial, social, environmental, operational, technical, and commercial criteria, commensurate with minimising risk and adhering to good practice guidelines of the Councils.
- 2.7 The Lead Council shall, in its individual residual waste supply contracts with the other Councils reflect the conditions and requirements of the contract between the Lead Council and the Contractor. The Lead Council will not attempt to impose upon the other Councils more onerous or detrimental terms of contract than those covering the same issues which it has agreed with the Contractor. Such terms, for limited recourse project finance transactions or corporately financed transactions delivering major infrastructure assets through a public private partnership ("PPP"), are typically anticipated to be based upon the Standardisation of Private Finance Initiative Contracts guidance version 4 ("SoPC4") produced by H M Treasury as amended by WAG for the waste sector. However, the Councils may wish to use traditional capital expenditure as an alternative to PPP or may seek prudential borrowing as a means to aid funding of the Project (although the opportunity for the Councils to obtain WAG funding may be restricted to PPP schemes requiring compliance with standard form contract terms and Project risk transfer profile unless the Councils can justify any Project specific reasons and/or value for money reasons to derogate from such terms.
- 2.8 The Councils acknowledge that the contract provides for a Liaison Committee which reviews the contract at regular periods throughout the life of the contract period. The Committee is made up of three (3) representatives of the Contractor and three (3) representatives of the Councils. The Councils will determine how many representatives are required on the Liaison Committee.

### 3. **FINANCIAL SECURITY FOR LEAD COUNCIL**

- 3.1 The Second Inter-Authority Agreement shall contain provisions to the following effect:-
- 3.1.1 any grant from WAG to the Councils in respect of the Project shall be paid to the Lead Council;
- 3.1.2 the other Councils shall pay the Lead Council in advance of any payment by the Lead Council to the Contractor;
- 3.1.3 if any one or more Council defaults in making any payment to the Lead Council then such deficit shall be made good, on demand, by the other Councils in equal shares (such indemnity being subject to the usual dispute resolution procedure if a Council considers such provision to be ultra vires);
- 3.1.4 a contingency fund shall be held by the Lead Council (on terms and for purposes to be agreed by the Councils).



**SCHEDULE 10**  
**AFFORDABILITY ENVELOPE<sup>27</sup>**

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<sup>27</sup> Note universal gate fee principle has been agreed by Councils – regardless of disparate transport costs attributable to each Council's location and transport pattern the total mileage for waste transportation will be dealt with as a single cost to be borne by the Councils and allocated on a tonnage basis to each Council. The Affordability Envelope discussions are ongoing and will be concluded when the financial team leads from each Council meet to discuss with Grant Thornton UK (and use one figure with five subset figures for each Council's own Affordability Envelope element)?

**SCHEDULE 11**

**PROJECTED CONTRACT WASTE TONNAGES AND MINIMUM TONNAGE GUARANTEES**

**Projected Contract Waste Tonnage**  
(Part year)

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Conwy	13731	28142	27949	28021	28148	28319	28491	28662	28833	29004	29175	29346	29453
Denbighshire	8486	17420	17537	17607	17712	17844	17976	18107	18238	18369	18500	18627	18714
Flintshire	16654	34135	34314	34402	34557	34767	34978	35188	35398	35608	35818	36028	36160
Gwynedd	14835	30304	30361	30338	30373	30254	30136	30018	29901	29785	29670	29556	29664
Isle of Anglesey	8294	17000	17089	17133	17210	17315	17420	17525	17629	17734	17838	17943	18008
<b>Total</b>	<b>62000</b>	<b>127000</b>	<b>127250</b>	<b>127500</b>	<b>128000</b>	<b>128500</b>	<b>129000</b>	<b>129500</b>	<b>130000</b>	<b>130500</b>	<b>131000</b>	<b>131500</b>	<b>132000</b>

Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Conwy	29561	29668	29776	29943	30110	30277	30445	30612	30779	30947	31114	31281	31448
Denbighshire	18801	18888	18975	19081	19188	19295	19401	19508	19614	19721	19828	19934	20041
Flintshire	36292	36424	36556	36761	36966	37172	37377	37582	37788	37993	38198	38404	38609
Gwynedd	29772	29880	29989	30157	30326	30494	30663	30831	30999	31168	31336	31505	31673
Isle of Anglesey	18074	18140	18206	18308	18410	18512	18615	18717	18819	18921	19024	19126	19228
<b>Total</b>	<b>132500</b>	<b>133000</b>	<b>133500</b>	<b>134250</b>	<b>135000</b>	<b>135750</b>	<b>136500</b>	<b>137250</b>	<b>138000</b>	<b>138750</b>	<b>139500</b>	<b>140250</b>	<b>141000</b>

**Minimum Tonnage Guarantee**

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Conwy	14459	22514	22514	22514	22514	22514	22514	22514	22514	22514	22514	22514	22514
Denbighshire	6789	13936	13936	13936	13936	13936	13936	13936	13936	13936	13936	13936	13936
Flintshire	13323	27308	27308	27308	27308	27308	27308	27308	27308	27308	27308	27308	27308
Gwynedd	11868	24243	24243	24243	24243	24243	24243	24243	24243	24243	24243	24243	24243
Isle of Anglesey	6635	13600	13600	13600	13600	13600	13600	13600	13600	13600	13600	13600	13600
<b>Total</b>	<b>53,075</b>	<b>101,600</b>	<b>101,600</b>	<b>101,600</b>	<b>101,600</b>	<b>101,600</b>	<b>101,600</b>	<b>101,600</b>	<b>101,600</b>	<b>101,600</b>	<b>101,600</b>	<b>101,600</b>	<b>101,600</b>

Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Conwy	22514	22514	22514	22514	22514	22514	22514	22514	22514	22514	22514	22514	22514
Denbighshire	13936	13936	13936	13936	13936	13936	13936	13936	13936	13936	13936	13936	13936
Flintshire	27308	27308	27308	27308	27308	27308	27308	27308	27308	27308	27308	27308	27308
Gwynedd	24243	24243	24243	24243	24243	24243	24243	24243	24243	24243	24243	24243	24243
Isle of Anglesey	13600	13600	13600	13600	13600	13600	13600	13600	13600	13600	13600	13600	13600
<b>Total</b>	<b>101,600</b>	<b>101,600</b>	<b>101,600</b>	<b>101,600</b>	<b>101,600</b>	<b>101,600</b>	<b>101,600</b>	<b>101,600</b>	<b>101,600</b>	<b>101,600</b>	<b>101,600</b>	<b>101,600</b>	<b>101,600</b>

The Common Seal of **CONWY COUNTY** )  
**BOROUGH COUNCIL** was )  
hereunto affixed in the presence of:- )

The Common Seal of **DENBIGHSHIRE** )  
**COUNTY COUNCIL** was )  
hereunto affixed in the presence of:- )

The Common Seal of **FLINTSHIRE** )  
**COUNTY COUNCIL** was )  
hereunto affixed in the presence of:- )

The Common Seal of **GWYNEDD** )  
**COUNCIL** was )  
hereunto affixed in the presence of:- )

The Common Seal of **ISLE OF** )  
**ANGLESEY COUNTY COUNCIL** was )  
hereunto affixed in the presence of:- )

## FLINTSHIRE COUNTY COUNCIL

AGENDA ITEM NUMBER: 6

**REPORT TO:** **SPECIAL MEETING OF THE FLINTSHIRE COUNTY COUNCIL**  
**DATE :** **09 MARCH 2010**  
**REPORT BY:** **DIRECTOR OF ENVIRONMENT AND CHIEF EXECUTIVE**  
**SUBJECT :** **NORTH WALES RESIDUAL WASTE TREATMENT PROJECT**  
**OVERVIEW OF THE OUTLINE BUSINESS CASE**

### **1.00 PURPOSE OF REPORT**

- 1.01 This report provides detail on the Outline Business Case (OBC) for the North Wales Residual Waste Treatment Project (noting that the detailed OBC and appendices are Part 2 items included within this agenda). Specific approval of the OBC will be required of Council.

### **2.00 BACKGROUND**

#### **North Wales Residual Waste Treatment Partnership**

- 2.01 The North Wales Residual Waste Treatment Partnership (NWRWTP) was formally constituted in October 2008 and in January 2009 approval was given by this authority (and all other partner authorities) to a Project Initiation Document (PID) for the production of an Outline Business Case (OBC) for residual waste treatment services. One of the key principles within the PID, was the "universal gate fee," that is that wherever the eventual residual waste treatment facility(s) are located the same cost per tonne of residual waste delivered would apply to each partner authority.
- 2.02 Following provisional approval of the Residual Waste Treatment Outline Business Case by the NWRWTP Joint Committee at its meeting of 9th December 2009 each partner authority is asked to consider and approve the OBC and supporting documentation.
- 2.03 Once approval is gained from all five partner authorities the Joint Committee will be asked to approve submission of the OBC to the Welsh Assembly Government (WAG) in April 2010 for their consideration. In the event that WAG approves the OBC significant funding will be "ring fenced" by WAG to support a future residual waste treatment contract following a procurement process that would commence in spring 2010.

#### **Welsh Assembly Government Targets**

- 2.04 The Welsh Assembly Government has made it clear via its –'Towards Zero Waste' - A consultation on a new Waste Strategy for Wales (completed in July 2009) that the future strategic direction and resources will be directed towards local authority policies which are based on very high levels of recycling and composting (for example 70% recycling /composting by 2024/25) and minimised levels of landfilling (for example a maximum of 5%

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Date: 03/03/2010

landfill by 2024/25). Nevertheless, and even with these challenging targets achieved, there will remain significant levels of residual waste which must be disposed of through sustainable techniques offering the best balance of environmental and economic benefits.

**Table 1 Authority Municipal Waste Targets**

TARGET	YEAR				
	09/10	12/13	15/16	19/20	24/25
Levels of recycling / composting (or AD)	40%	52%	58%	64%	70%
Levels of composting (or AD) of source separated food waste (included in the above)		12%	14%	16%	16%
Maximum level of energy from waste			42%	36%	30%
Maximum level of landfill				10%	5%
Maximum level of residual household waste per head per annum		295 kg	258 kg	210 kg	150 kg

Footnote: Anaerobic Digestion (AD) - waste is digested in within an airtight, stirred vessel for around 4 weeks, producing a bio gas and compost by-product

- 2.05 In 2003 the UK Government enacted the Waste and Emissions Trading Act (WET Act), which is now viewed as one of the key drivers for change in waste management. In Wales, the Landfill Allowance Scheme (LAS) implemented under the WET Act has cascaded targets down to the individual local authorities through the allocation of landfill allowances on the tonnage of Biodegradable Municipal Waste (BMW) that can be disposed to landfill in any given year up to 2020. Penalties for sending more tonnes of BMW to landfill than the level of allowances held will result in fines of £200 per tonne of BMW, plus potentially any infraction fines from Europe in the event that Wales as a whole does not meet the targets above.
- 2.06 The Minister for the Environment, Sustainability & Housing has approved the allocation to Welsh local authorities of new Landfill Allowances, as part of the Landfill Allowance Scheme (LAS) post 2009-10, which limit the amount of biodegradable municipal waste they send to landfill. The current LAS targets for the NWRWTP partner authorities are as follows (expressed as tonnes of BMW, Targets beyond 2019/20 are currently indicative only):

**Table 2 LAS Targets**

WDA	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Conwy	28290	24698	21105	20207	19309	18411	17513
Denbighshire	17921	15645	13370	12801	12232	11663	11094
Flintshire	33311	29081	24851	23798	22736	21678	20621
Gwynedd	28909	25238	21567	20649	19731	18814	17896
Isle of Anglesey	15938	13914	11890	11384	10879	10373	9867

- 2.07 The current (2009/10) rate of landfill tax for active wastes is £40 per tonne. In the 2009 Budget the Government stated that it would continue to increase

the standard rate of tax by £8 a tonne each year at least until 2013, when it will be £72 per tonne.

- 2.08 The provisions of the WET Act together with landfill tax make options such as increased recycling, composting and residual waste treatment more cost effective than landfill disposal.

#### **WAG Funding Availability**

- 2.09 WAG have made significant budget provision to support the delivery of residual waste treatment projects by partnerships in Wales. This funding is in addition to the Sustainable Waste Management Grant (SWMG) already being paid to local authorities in Wales. Partnerships are required to develop an OBC and gain WAG approval before procurement can commence. The additional SWMG will be paid to the Partnership on commencement of the service being provided by the Residual Waste Treatment Contractor. WAG have indicated that guaranteed revenue funding will be offered to support projects up to 25 years in length.
- 2.10 WAG has recently committed significant additional funding to Project Gwyrdd (a similar residual waste treatment project in South Wales that has commenced procurement). WAG has confirmed that the principles agreed for Project Gwyrdd will also apply to the NWRWTP project.

#### **WAG OBC guidance**

- 2.11 The OBC has been developed in accordance with WAG guidance that not only sets out the required structure and content of the OBC but also the evaluation approach for the reference solution options appraisal process.

### **3.00 CONSIDERATIONS**

#### **Key elements of the OBC**

##### **Strategic Context**

- 3.01 The NWRWTP Project involves the delivery of new residual waste treatment services within the region to provide long-term compliance with WAG policies and targets. Each Partner authority will be expected to continue to increase its own efforts to minimise and re-use waste it generates and significantly increase levels of recycling and composting. Partner authorities are expected, by 2024/25, to have significantly increased “front end” recycling and composting levels for both Kerbside collections schemes and at Household Waste Recycling Centres (HWRC). It is anticipated that an achievement of a minimum 60% recycling and composting will be required by 2024/25 (refer also to para 3.19). The development of these services are outside the scope of the NWRWTP project and remain the responsibility of each partner authority to meet these requirements.
- 3.02 The NWRWTP Residual waste treatment solution will be expected to contribute to the councils overall recycling levels by recycling a proportion of the residual waste delivered into the contract.

- 3.03 It is envisaged that services will be procured and be operational by 2016 (refer to para 3.46 for the project timetable).

**Scope of the services**

The following services form the basis of the reference solution (the potential solution that has been identified that could meet the partnership's requirements):

- Finance, design, build, operate and maintain contract waste delivery points (Waste Transfer Stations) and residual waste treatment facilities;
- Receive and accept contract waste delivered by the authorities, or arising from Household Waste Recovery Centres (HWRCs), at delivery points, in accordance with specified requirements;
- Process contract waste to achieve specified levels of recycling, recovery and diversion of waste from landfill;
- Market any recyclate, energy or other recovered products arising from the processing of contract waste, including its transportation;
- Manage, transport and dispose of residues from treatment or processing of contract waste;
- Dispose of contract waste which is not treated and;
- Provide suitable contingency arrangements in the event of any unavailability of any part of the service in order to provide a continuous service.

**The Reference Solution**

- 3.04 The Welsh Assembly Government requires the Partnership to develop its OBC around a reference technology, against which costs can be evaluated, and a reference site (or sites) that must be within the Partner Authorities' ownership or control.
- 3.05 In arriving at the reference project, the Project Team has undertaken an appraisal, in conjunction with its technical advisors, of a range of technology solutions. A key criterion evaluated in this appraisal was the ability of the technologies to divert municipal waste from landfill. These included commercially established technologies and emerging technologies.
- 3.06 The options appraisal methodology (based on the appropriate WAG guidance) has been applied to provide a robust and transparent means of evaluating the various technical options against a range of weighted criteria. The criteria, in addition to landfill diversion, considered other relevant factors so as to provide a balanced assessment.
- 3.07 As a result of the options appraisal, the Reference Project technology has been identified as Energy from Waste (EfW) with Combined Heat and Power (CHP) for the purposes of the OBC.
- 3.08 Members should note that the project team has engaged with a number of potential bidders who have indicated that they will propose a range of technical solutions as part of a procurement process (including Mechanical



Biological treatment, Mechanical Heat Treatment, Gasification and Energy from Waste). The procurement process will encourage a range of technical solutions to come forward (see 3.34).

- 3.09 A single site residual waste treatment solution serviced by a number of waste transfer stations has been identified as the Reference Solution at the point of drafting the OBC. At this point only one potentially suitable reference site for hosting the residual waste treatment facility is in a partnership authority's ownership or control (see 3.27). The project team will continue to seek to identify and secure other sites that may be suitable for the location of residual waste treatment facility(s) prior to and during the procurement process in order to support a potential two site solution should this be proposed by bidders as part of the procurement process.
- 3.10 The key facilities included within the Reference Project are indicated in table 3 below.

**Table 3 Key Facilities**

Proposed Facility (Location, Technology)	Capacity of Facility
Flintshire, Energy from Waste	150,000
Gwynedd, Transfer Station (Llwyn Isaf)	30,000
Gwynedd, Transfer Station (Ffrid Rasmus)	30,000
Denbighshire, Transfer Station (Ruthin)	30,000
Conwy, Transfer Station (new site to be secured)	30,000
Isle of Anglesey, Penhesgyn (existing)	30,000

- 3.11 Members are asked to note that although the reference solution has been identified as Energy from Waste with Combined Heat and Power (CHP) on a single site serviced by a number of waste transfer stations, this does not mean that Energy from Waste with CHP or a single site solution will form the solution that is eventually procured (see section 3.34 - proposed procurement approach).
- 3.12 Details of the options appraisal process and the reference solution performance are contained within the OBC. The reference project has been based on an assessment by officers and external advisers of the most probable scenario for waste arisings and recycling levels. It is, of course, possible that recycling performance will exceed these estimates, and the proposed procurement strategy will ensure that future contracts provide the flexibility to accommodate reduction and recycling performance above projected levels.
- 3.13 Increases in recycling substantially in excess of the most probable scenario would be required to enable the Partnership to meet its landfill diversion targets without the use of a residual waste treatment facility. Even the most optimistic assessment would not see the Partnership reach the diversion

levels that can be delivered through residual waste treatment, thus significant amounts of waste would still be sent to landfill.

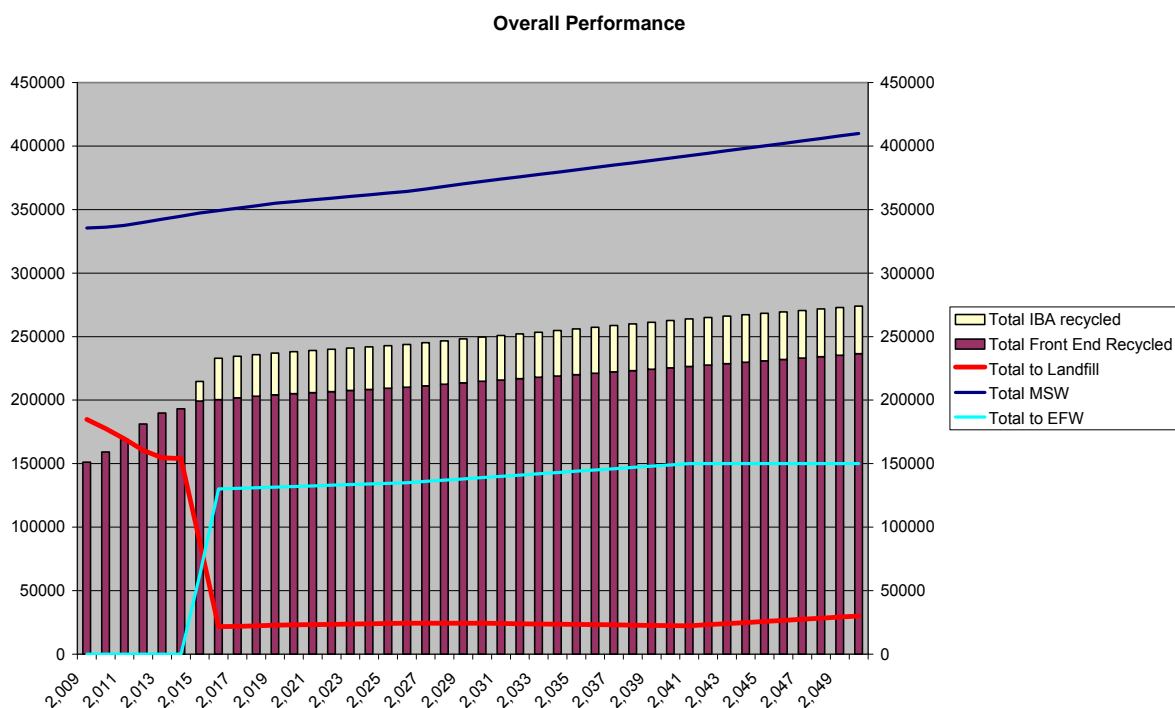
- 3.14 The Partnership’s projected performance against target for recycling of household waste for the reference solution is shown in the table below:

**Table 4 Reference Solution Performance.**

TARGET	YEAR				
	09/10	12/13	15/16	19/20	24/25
Levels of recycling / composting (or AD)	45.1%	53.6%	62.6%	67.4%	70% (67.4%) <sup>2</sup>
Maximum level of energy from waste	0%	0%	13.6%	27.6%	27.7%
Maximum level of landfill	54.1%	46.4%	25.2%	6.4%	<5% (6.3%)
Maximum level of residual household waste per head per annum (kg)		211	173	149	148

- 3.15 The Partnerships projected performance shows that the 2024/25 recycling/ composting target (70%) can be met on the assumption that WAG instigates legislative and regulatory changes that will support national and local developments in waste composition, changes in packaging, improvements in source-segregation of waste, tackling further non-household waste streams, and an increase in waste awareness with the general public. If WAG does not bring forward these measures there is a projected small shortfall (2.6%) in reaching the 2025 recycling and composting target. The reference solution will also meet the maximum landfill target and the maximum level of residual household waste per head of population targets.
- 3.16 The following graph (figure 1) illustrates the projected waste arising, and the impact of the residual waste treatment solution on diversion from landfill, recycling and composting performance.

**Figure 1 Reference Project Performance**



3.17 Table 5 shows the performance of the reference solution in diverting Biodegradable Municipal Waste (BMW). The reference solution shows that all partner authorities will divert sufficient BMW to ensure they meet their Landfill Allowance Scheme (LAS) allowances (and landfill significantly less BMW than the allocated allowances).

**Table 5 Performance of the Reference solution in meeting LAS Allowances**

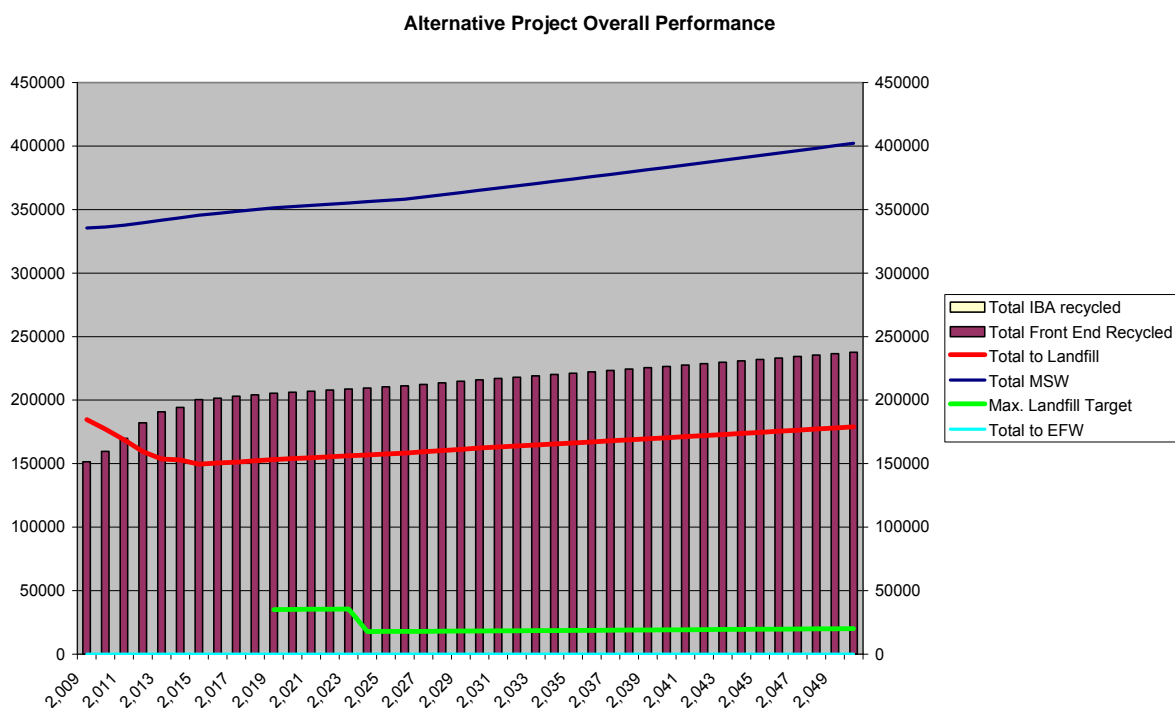
	2010-11		2012-13		2015-16		2019-20	
	Target	Forecast	Target	Forecast	Target	Forecast	Target	Forecast
Conwy	28290	18758	21105	16843	18411	15401	14819	2461
Denbighshire	17921	14297	13370	12587	11663	11472	9387	2324
Flintshire	33311	26902	24851	20184	21678	17412	17448	1661
Gwynedd	28909	17889	21567	14867	18814	13129	15143	1670
Isle of Anglesey	15938	13943	11890	10553	10373	8562	8349	1208

**Alternative Option – “Do nothing”**

3.18 The "Do Nothing" option assumes (as for the Reference solution) that "front end" waste minimisation re-use, recycling and composting activities are maximised with a projected level of approximately 60% "front end" recycling and composting achieved by 2025. However the do nothing option does not have the benefit of additional recycling contribution from the residual waste treatment facility (that in the case of the reference solution provides

- approximately 9% additional recycling performance). As a result the overall recycling achieved in 2024/25 falls well short of the 2024/25 target of 70%.
- 3.19 The "Do Nothing Option" does not meet the maximum landfill target of 5% by 2024/25 (approximately 40% of MSW would be landfilled).
- 3.20 The Reference Solution provides indicative costs for a solution that is both cheaper and more desirable than the Partner Authorities "do nothing" option of continuing to rely on landfill disposal. It is a strategic aim of the Council and the partnership to reduce its reliance on landfill. The costs of landfill are continually increasing as a result of the landfill tax escalator and the need to avoid Landfill Allowance Scheme (LAS) infraction fines (£200 per tonne) that will be incurred as a result of continuing to landfill biodegradable municipal waste in excess of the WAG prescribed targets.
- 3.21 Without a residual treatment facility (or related facilities) and even with significant increases in waste minimisation, re-use, recycling and composting, Denbighshire are projected to exceed their LAS allowances from 2016, and Conwy, Flintshire and Isle of Anglesey will exceed their allowances from 2019. With the new residual waste treatment facility on line from 2016, each authority remains within their LAS allowances.
- 3.22 In the event that a new residual waste treatment facility is not provided there will be an ongoing requirement for landfill for residual waste disposal. Landfill is regarded as the least environmentally desirable disposal option for mixed residual municipal waste. Figures provided by the Environment Agency suggest that there is potentially only 5.4 years of landfill capacity already consented in the North Wales Partnership area (note- with the development of residual waste treatment facility(s), existing consented landfill void space could provide disposal capacity up to 2030).
- 3.23 With the stated WAG Policy Objective of a maximum 5% landfill by 2024/25 the Partnership's project team's view is that it will become increasingly difficult to gain replacement consented void space. This poses a significant risk in providing a sustainable and affordable waste service if landfill remains the main outlet for residual waste handled by the partner authorities.
- 3.24 Figure 2 shows the performance of the "Do Nothing" Option.

**Figure 2 "Do Nothing" Performance**



3.25 The environmental impact of the “Do Nothing Option” (as measured by the use of the Environment Agency’s Life Cycle Assessment modelling tool WRATE) is also significantly worse than the reference project, with far higher greenhouse gas impact.

**Reference Sites**

3.26 The inclusion of sites for the Reference Project does not predetermine their eventual use. A number of sites for the potential location of the residual waste treatment facility and waste transfer stations have been identified from the partnership area for the purpose of the Reference Project only. Suitability of the sites will be finally determined during the procurement process, and subject to evaluation criteria agreed by the Joint Committee. Bidders will be encouraged to bring forward their own sites if they have them and deem them more suitable.

3.27 The partnership project team have identified four existing waste management sites in the ownership of partner authorities that could be made available as potential waste transfer stations to support a solution.

3.28 The number and location of waste transfer stations cannot be finalised at this stage as this will depend on the location of the residual waste treatment facility(s) brought forward by bidders as part of the procurement process.

3.29 Following a review of existing work at both regional and local level and in consultation with local planning officers the project team and its advisors have identified a number of sites that could potentially host a residual waste treatment facility. Only one of these - Deeside Industrial Estate ( identified as EM1/13\* ) is in the ownership or control of a partner authority. See Appendix

1 for a map showing the reference solution site locations and Appendix 2 for a location plan showing the site at Deeside Industrial Estate.

*[\*Flintshire Deposit UDP Proposed Changes and the subsequent Proposed Modifications (September 2009)]*

- 3.30 The project team will continue to seek to identify and secure other sites that may be suitable for the location of residual waste treatment facility(s) prior to and during the procurement process in order to support a potential two site solution, or alternative site to the Deeside Industrial Estate site, should this solution be proposed by bidders as part of the procurement process. The project team are already in discussions with site owners to determine if the partnership can gain an option on one or more of these sites. In the event that the partnership is successful in gaining options on additional sites these would also be made available to bidders for consideration as potential site solutions.
- 3.31 It should be noted that it is likely that some of the bidders in a future procurement process may well propose sites in their ownership and that only some or none of the identified reference solution sites may be required. It is also possible that existing or already consented / planned facilities may be proposed as part of bidders' solutions.
- 3.32 Details of how partner authority land and assets will be dealt with as part of the project are described within the Inter Authority Agreement contained elsewhere on this agenda.

### **Proposed Procurement Approach**

- 3.33 Once approval of the OBC is given by WAG and the NWRWTP Joint Committee the procurement process will commence.
- 3.34 The proposed approach to procurement, consistent with WAG's advice, will be that the Partnership adopts the principle of a neutral stance on both technology and sites, in order to encourage competition and ensure the most economically advantageous environmentally sustainable solution is identified. All bids received will be evaluated on the basis of environmental, technical and commercial considerations.
- 3.35 Members from each partner authority will be invited to workshops in the spring 2010 to assist in developing the evaluation frameworks and headline specifications that will form the basis of a future procurement process.
- 3.36 The Project Team will carry out further work up until the submission of the OBC to WAG in April 2010 on the potential joint procurement of landfill contracts or other services that might be required before the longer term residual waste treatment service opens. In the event that joint procurement for some or all of the additional interim services is viewed as beneficial, separate approvals will be sought from partner authorities during 2010.
- 3.37 A draft OJEU notice is attached (Appendix 3) for approval. The NWRWTP Joint Committee will be requested to approve the final versions of these and other documents before procurement commences.

### **Cost of the Reference Solution and financial commitment from WAG**

- 3.38 The Reference Project has been modelled along the most financially prudent lines assuming high capital costs and minimum levels of return on third party income from both excess capacity usage and electricity sales. A key part of the procurement and Competitive Dialogue process with bidders will be to move towards a more economically advantageous solution than that modelled for in the Reference Solution.
- 3.39 The allocation of costs and additional SWMG funding across the five partnering authorities will be based on tonnage input to the facility which is in accordance with the principles embedded in the Inter- Authority Agreement.
- 3.40 WAG funding is in the form of an annuity revenue contribution equivalent to 25% of the Net Present Value of the unitary charge. Based on the Project Team's understanding of the methodology for calculating funding this results in a full year annuity payable from service commencement of £5.72m over the life of the contract and amounting to a total revenue stream of £142.42m. This funding assumption has been built into the affordability analysis. Flintshire County Council's projected proportion of this is £38m over the 25 year period April 2015 to March 2041. This is the cost basis of the Reference Project for the partnership.
- 3.41 On the assumption that WAG approves the Partnership's OBC, WAG will ring fence funding for the project and procurement can commence.
- 3.42 At the completion of the procurement process (once a preferred bidder has been appointed) WAG funding will be finally confirmed by the production of a Final Business Case (FBC). Members are asked to note that this funding will only be lower than that awarded at OBC if the actual gate fee offered by the preferred bidder is lower than that projected within the reference project at OBC. In such an instance the benefit of the reduced charge will be shared equally between WAG and the Partnership.

### **Budget and Affordability**

- 3.43 It is a requirement of the OBC to compare costs of the "do nothing" option against the Reference Project. The OBC demonstrates that the affordability gap for the "do nothing" option is greater than that for the Reference Project.
- 3.44 Based on the financial model used in the development of the OBC, the Partnership's Annual Unitary charge affordability range is estimated to be £650m, net of WAG funding, within a range of £607m to £802m, for the assumed contract period of April 2015 to March 2041 as set out in Section 6 of the OBC. Flintshire County Council's share of the cost is projected at £174m and taking into account a number of sensitivities that have been modelled, is estimated to be in the range of £163m to £215m over the proposed contract period.

### **Value for money Assessment**

- 3.45 It is also a requirement of the OBC to compare the Reference Solution with a "Public Sector Comparator", which would normally be based on a local authority providing its own capital funding, most likely through Prudential

Borrowing, in order to deliver the required waste treatment facilities and associated services. The OBC currently shows that whilst the financing costs of prudential borrowing would be cheaper, the likely levels of risk transference in a Public Private Partnership (PPP) project would result in the reference solution representing greater value for money. This position will become clearer during the procurement process and it will be necessary to explore prudential borrowing further before any final commitment is made to the PPP route. Please refer to the Part 2 item contained elsewhere within this agenda.

**Project programme**

- 3.46 A timetable has been agreed with WAG where the NWRWTP OBC will be submitted to WAG by 09 April 2010. In order to achieve this all partner authority approvals must be completed by mid March 2010. Procurement can then commence in June 2010, assuming that WAG approve the OBC in May as shown in Table 6.

**Table 6 Headline procurement timetable**

Activity	Target Date
Outline Business Case Approved by Local Authority(ies)	04/03/2010
Submission of OBC to WAG	09/04/2010
WAG Approval of OBC	14/05/2010
WAG gateway review	May 2010
OJEU Published	June 2010
Descriptive Document Issued	July 2010
Invitation to Submit Outline Solutions (ISOS) Issued	September 2010
ISOS Returned	December 2010
Invitation to Submit Detailed Solutions (ISDS) Issued	January 2011
Invitation to Submit Detailed Solutions (ISDS) Returned	June 2011
Call For Final Tenders	Sep 2011
Preferred Bidder Selected	April 2012
Submission of FBC	May 2012
WAG Approval of FBC	June 2012
Commercial and Financial Close	Sep 2012
Planning Application Submitted	Sep 2012
Planning consent achieved	Sep 2013
Operational Commencement	Sep 2016

- 3.47 It is expected that, should the recommendations be accepted, the appropriate letter required by WAG for confirmation of affordability will be signed by the Leader of the Council, the Chief Executive and the Council's Section 151 Officer. This will then commit the Council to the funding regime



set out within the Outline Business Case subject to any negotiated final outcome.

- 3.48 Following scrutiny and review of the submission by WAG, the Partnership will be notified of the outcome of the application in May 2010.
- 3.49 On the basis that the application is successful, procurement is likely to commence in June 2010 and contract award made in autumn 2012, subject to the acceptance of the Final Business Case. The Final Business Case will be brought back to the NWRWTP Joint Committee and individual partner authorities for formal approval. It is expected that the new facility(s) will become operational in autumn 2016. Members are asked to note that Member approval will also be sought for moving to preferred bidder stage of the procurement, and following completion of the procurement process to move to contract award

#### **4.00 RECOMMENDATIONS**

That the Committee:

- 4.01 Accept the report as outlined noting that the detailed OBC is contained within this agenda as a Part 2.
- 4.02 Note that Council approval will be sought for moving to preferred bidder stage of the procurement, approval of the Final Business Case to WAG following completion of the procurement process and contract award.
- 4.03 Note the draft OJEU notice attached at Appendix 3.

#### **5.00 FINANCIAL IMPLICATIONS**

- 5.01 Please refer to the OBC contained within this agenda as Part 2 item.

#### **6.00 ANTI POVERTY IMPACT**

- 6.01 None.

#### **7.00 ENVIRONMENTAL IMPACT**

- 7.01 The OBC includes an options appraisal that seeks to identify a deliverable and sustainable residual waste treatment solution. Full details of the OBC options appraisal are contained within the OBC.

#### **8.00 EQUALITIES IMPACT**

- 8.01 Not applicable.

#### **9.00 PERSONNEL IMPLICATIONS**

- 9.01 Not directly but development and running of any new facility will create employment opportunities.

#### **10.00 CONSULTATION REQUIRED**

- 10.01 All key stakeholders.  
10.02 Scrutiny and Members of the Council.

#### **11.00 CONSULTATION UNDERTAKEN**

- 11.01 Scrutiny and Members of the Council.

#### **12.00 APPENDICES**

- 12.01 Appendix 1 - Reference Project Facility, Provisional Location  
Appendix 2 - Deeside Industrial Estate candidate Reference site for a residual waste treatment facility  
Appendix 3 - Draft OJEU notice

#### **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985** **BACKGROUND DOCUMENTS**

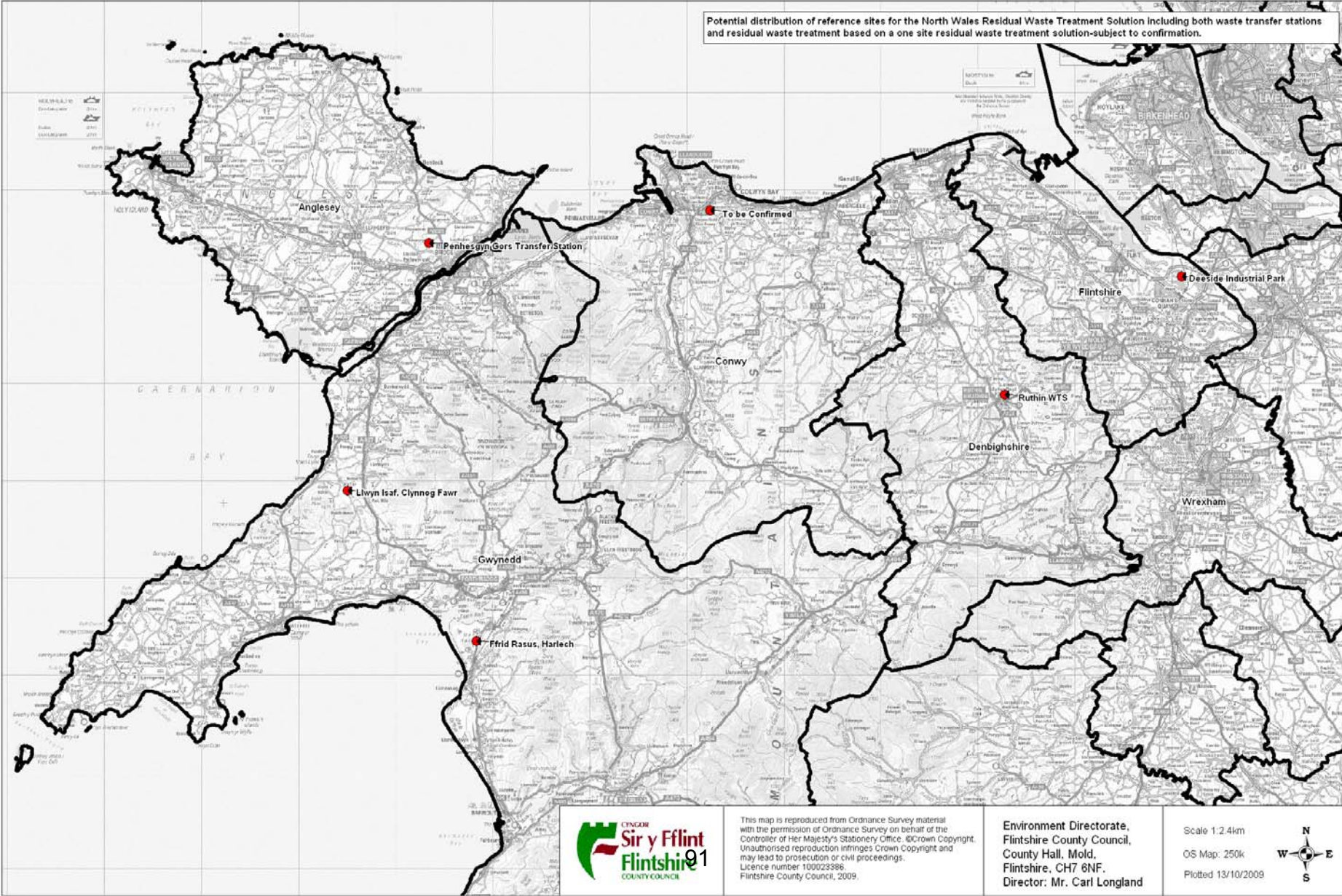
Department for Environment, Sustainability and Housing, Waste Procurement Programme:  
National Evaluation Framework, Food and Residual Waste Treatment Projects  
Version 5.0 – 25/11/08, FINAL DRAFT

PLANNING FRAMEWORK - WASTE PROCUREMENT PROJECTS IN WALES (WAG)

Department for Environment, Sustainability and Housing Waste Procurement Programme, Outline Business Case Template for Residual Waste Treatment Facilities

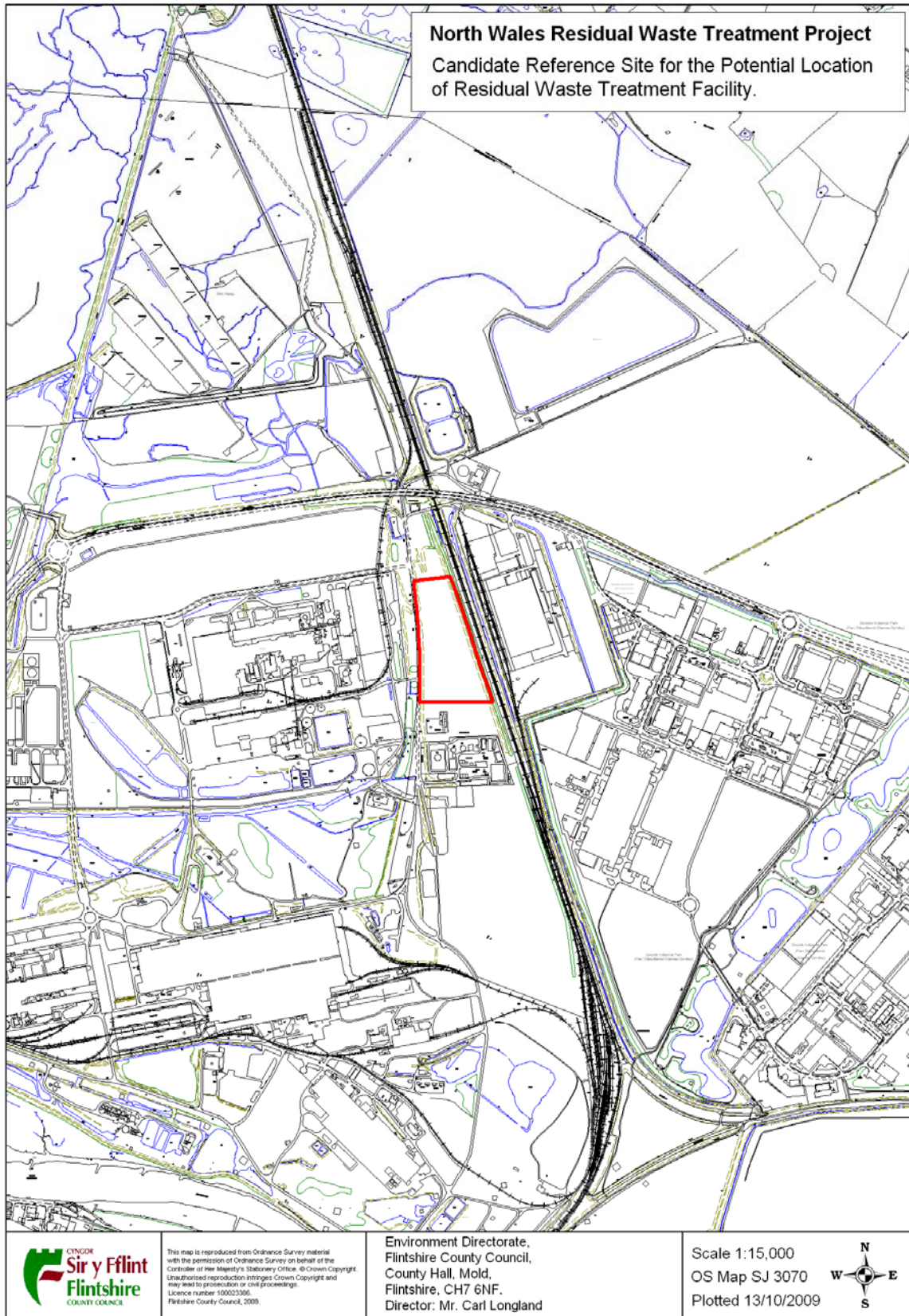
Contact Officer: Neal Cockerton  
Telephone: 01352 703506  
E-Mail: neal\_cockerton@flintshire.gov.uk

# Appendix 1 Reference Project Facility Provisional Locations





Appendix 2 –Deeside Industrial estate Candidate Reference site for a residual waste treatment facility



## Appendix 3 Draft OJEU notice

### UK-Flintshire: Refuse Services

#### CONTRACT NOTICE

##### Services

#### SECTION I: CONTRACTING AUTHORITY

I.1) **NAME, ADDRESSES AND CONTACT POINT(S):**

**Official Name** - Flintshire County Council (on behalf of itself and Conwy County Borough Council, Denbighshire County Council, Gwynedd Council and Isle of Anglesey County Council and/or such local authority(ies) in North or Central Wales as may join these authorities or may be substituted for one or more of these authorities).

**Postal address** – Legal & Corporate Services, Corporate Procurement, County Hall, Mold, CH7 6NB

Attention: Andy Argyle, Procurement Officer (Swyddog Caffael)

Tel/Ffon: 01352 701814

Fax/Ffacs: 01352 702279

E-mail/E-bost: andy.argyle@flintshire.gov.uk

**Internet address(es):**

General address of the contracting authority: [www.flintshire.gov.uk](http://www.flintshire.gov.uk)

**Further information can be obtained at:** As in above-mentioned contact point(s).

**Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained at:** As in above-mentioned contact point(s).

**Tenders or requests to participate must be sent to:** As in above-mentioned contact point(s).

**Tenderers are asked to note that during the procurement process an electronic tendering system (E-Box) may be utilised. Full details will be provided to bidders should this or a similar system be utilised for any stages of the procurement.**

I.2) **TYPE OF THE CONTRACTING AUTHORITY AND MAIN ACTIVITY OR ACTIVITIES:**

Regional or local authority.

General public services.

Environment.

The contracting authority is purchasing on behalf of other contracting authorities: Yes.

#### SECTION II: OBJECT OF THE CONTRACT

II.1) **DESCRIPTION**

II.1.1) **Title attributed to the contract by the contracting authority:**

North Wales Residual Waste Treatment Partnership PPP Contract

II.1.2) **Type of contract and location of works, place of delivery or of performance:**

Services.

Service category: No 16.

Main place of performance: Depends on the solution proffered.

NUTS code: UKL

II.1.3) **The notice involves:**

A public contract.

II.1.4) **Information on framework agreement:**

Not applicable.

II.1.5) **Short description of the contract or purchase(s):**

Flintshire Council (for and on behalf of itself and Conwy County Borough Council, Denbighshire County Council, Gwynedd Council and Isle of Anglesey County Council and/or such local authority(ies) in North Wales as may join these authorities or may be substituted for one or more of these authorities (together the North Wales Residual Waste Treatment Partnership ("the **Partnership**")) is seeking (subject to value for money and affordability considerations) to enter into a long-term PPP contract with one contractor (or consortium) for the provision of a solution for the treatment and disposal of the Partnership's residual waste. This may include (but is not limited to) the design, build, finance and operation of a waste treatment facility (or facilities) including waste transfer stations. However the Partnership reserve the right to adopt a contract structure that best meets their respective needs. The Partnership have identified a site within the ownership of the Partnership which is considered suitable and can be considered by the applicants when putting forward their solution, although the Partnership and applicants will be free to put forward other sites for the Project. The Partnership site is located at [Deeside EM1 13 at Weighbridge Road, Deeside Industrial Park, Flintshire]. The Partnership do not intend to specify a particular technology for the solution and will, therefore, consider any technology solution that meets the Partnership requirements which will be assessed in accordance with the evaluation criteria/methodology for the Project. [The potential for the solution to cater for commercial and industrial waste as well as waste from other public sector organisations may be explored during competitive dialogue.]

For further details refer to II.2.1 and IV.1.3.

II.1.6) **Common procurement vocabulary (CPV):**

**Main object** - 90500000 (Refuse and Waste Related Services)

**Additional objects** – 90510000 (Refuse Disposal and Treatment), 90530000 (Operation of a Refuse Site) 90531000 (Landfill Management Services), 90513000 (Non-hazardous Refuse and Waste Treatment and Disposal Services), 90514000 (Refuse Recycling Services), 45222100 (Waste Treatment Plant Construction Work), 45222110 (Waste Disposal Site Construction Work).

II.1.7) **Contract covered by the Government Procurement Agreement (GPA):**

Yes.

II.1.8) **Division into lots:**

No.

II.1.9) **Variants will be accepted:**

Yes.

II.2) **QUANTITY OR SCOPE OF THE CONTRACT**

II.2.1) **Total quantity or scope:**

The Partnership are seeking (subject to value for money and affordability considerations) a contractor (or consortium) to enter into a long-term PPP contract (with possible revenue support to be provided by the Welsh Assembly Government

("WAG")) for the provision of a solution for the treatment and disposal of the Partnership's residual waste.

This may include (but is not limited to) the design, build, finance and operation of a waste treatment facility (or facilities) and waste transfer station(s) and/or a merchant waste treatment facility(ies) and or merchant waste treatment capacity. Dependent on the solution proffered, the expectation is that financing for the project will be predominantly, if not wholly, procured from private finance. However the Partnership reserve the right to adopt a contract structure that best meets their respective needs or to provide or procure capital contributions and/or finance for the Project from other sources including (but not limited to) prudential borrowing and/or the European Investment Bank. The Partnership envisages a contract period of approximately 25 (twenty-five) to 40 (forty years) however the actual contract period will be determined by best value considerations during the competitive dialogue procedure and may also be dependent on financial market conditions. For the avoidance of doubt, a 25 (twenty-five) to forty (40) years duration is indicative only and is not intended to specify the maximum or minimum length of the contract.

The Partnership will follow a Lead Authority model and Flintshire County Council will enter into the contract for and on behalf of itself and the other local authorities.

The Partnership reserves the right to explore with the Participants during the procurement process the potential for marketing any energy (heat and/or power and/or electricity) produced by the solution to neighbouring users and/or to the Partnership and/or to the National Grid and/or to other users. [The procurement is not intended to include any of the collection or delivery functions to the solution. However as a matter of flexibility, the Partnership may wish to include some ancillary waste management services such as (but not limited to) construction and operation of waste transfer stations and bulking haulage operations.]

It is envisaged that the construction of the facilities may take up to 3 years to complete depending on the chosen technical solution, and the services will be for a period of up to 37 years following completion. In 2008/9 approximately [335500] tonnes of municipal waste were generated in the Partnership area. The Partnership estimates that around [150000] tonnes per annum of residual municipal waste may be required to be treated through a residual waste treatment facility (but reserves the right to amend this figure up or down).

The Partnership may accept variant bids provided the Partnership's output requirements are met and provided the variant is submitted in accordance with the tender/contract documents.

Estimated value excluding VAT: [ TBC ] This is provided by way of estimate only and depends upon the solution put forward. The Partnership reserve the right to invite variant solutions and further details are set out in the [Information Memorandum].

**II.2.2) Options:**

The Partnership may discuss with the applicants during the competitive dialogue procedure the possibility of being granted option(s) to extend the Contract for a period of about 5 (five) years (subject to the caveats outlined in section II.2.1

**II.3) DURATION OF THE CONTRACT OR TIME-LIMIT FOR COMPLETION:**

Duration in months: 480(from the award of the contract).

**SECTION III: LEGAL, ECONOMIC, FINANCIAL AND TECHNICAL INFORMATION**

**III.1) CONDITIONS RELATING TO THE CONTRACT**

**III.1.1) Deposits and guarantees required:**

The Partnership reserves the right to require guarantees, parent company guarantees (in a form acceptable to the Partners), direct agreements, deposits, bonds or other forms of appropriate security as it may require. Further details will be set out in the project documentation.

**III.1.2) Main financing conditions and payment arrangements and/or reference to the relevant provisions regulating them:**

Payment and the payment terms and conditions will be set out in the Contract and the Payment Mechanism. The Contract and the Payment Mechanism will be based on the WIDP/Defra Model Form (as set out in the WIDP Residual Waste Procurement Pack) and as further amended and approved by WAG to be relevant for Wales. The payment terms and conditions will be discussed with the applicants during competitive dialogue procedure and further information will be provided in the project documentation.

**III.1.3) Legal form to be taken by the group of economic operators to whom the contract is to be awarded:**

Requests to participate will be accepted from groupings of economic operators (consortia). In the event of a successful consortium bid, the Partnership may specify that the consortium (and or member of the consortium) takes a particular legal form and/or require that a single consortium member takes primary liability or that each member undertakes joint and several liability irrespective of the legal form adopted. Where a subsidiary company is used, the ultimate parent company may be required to provide a guarantee in respect of the performance of the Contract by the subsidiary before acceptance. Full details of the proposed contracting structures must be provided in the Pre-Qualification stage.

**III.1.4) Other particular conditions to which the performance of the contract is subject:**

Yes.

The successful applicant (and any consortium members and/or sub-contractors) will be required to actively participate in the achievement of social, economic and environmental regeneration of the locality of and surrounding the place of delivery of the project. Accordingly contract performance conditions may relate in particular to social, economic, environmental or other corporate social responsibility considerations. Further details of these and any other conditions will be set out in the tender documents.

**III.2) CONDITIONS FOR PARTICIPATION**

**III.2.1) Personal situation of economic operators, including requirements relating to enrolment on professional or trade registers:**

Information and formalities necessary for evaluating if requirements are met: In accordance with Articles 45 to 50 of Directive 2004/18/EC and Regulations 23 to 25 of the Public Contracts Regulations 2006 and as set out in the PQQ.

**III.2.2) Economic and financial capacity:**

Information and formalities necessary for evaluating if requirements are met: In accordance with Article 47 of Directive 2004/18/EC and Regulation 24 of the Public Contracts Regulations 2006 and as set out in the PQQ.

Minimum level(s) of standards possibly required: As set out in the PQQ.

**Technical capacity:**

Information and formalities necessary for evaluating if requirements are met: In accordance with Articles 48 to 50 of Directive 2004/18/EC and Regulation 25 of the Public Contracts Regulations 2006 and as set out in the Pre-Qualification Questionnaire.

Minimum level(s) of standards possibly required: As set out in the PQQ.

**III.2.3) Reserved contracts:**

No.

**III.3) CONDITIONS SPECIFIC TO SERVICES CONTRACTS**

**III.3.1) Execution of the service is reserved to a particular profession:**

No.



III.3.2) **Legal entities should indicate the names and professional qualifications of the staff responsible for the execution of the service:**

Yes.

#### **SECTION IV: PROCEDURE**

IV.1) **TYPE OF PROCEDURE**

IV.1.1) **Type of procedure:**

Competitive dialogue.

IV.1.2) **Limitations on the number of operators who will be invited to tender or to participate:**

Envisaged minimum number: 3. Maximum number: 10

Objective criteria for choosing the limited number of candidates: As stated in the PQQ.

IV.1.3) **Reduction of the number of operators during the negotiation or dialogue:**

Yes - Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated.

IV.2) **AWARD CRITERIA**

IV.2.1) **Award criteria:**

The most economically advantageous tender in terms of the criteria stated in the specifications, in the invitation to tender or to negotiate or in the descriptive document.

IV.2.2) **An electronic auction will be used:**

No.

IV.3) **ADMINISTRATIVE INFORMATION**

IV.3.1) **File reference number attributed by the contracting authority: [Partnership to provide]**

IV.3.2) **Previous publication(s) concerning the same contract: [No]**

IV.3.3) **Conditions for obtaining specifications and additional documents or descriptive document [Partnership to provide]**

**Payable documents:** [TBC]

**Terms and Method of payment:** [TBC]

IV.3.4) **Time-limit for receipt of tenders or requests to participate:**

[Partnership to confirm date] 16:00

IV.3.5) **Date of dispatch of invitations to tender or to participate to selected candidates:**  
[TBC ]

IV.3.6) **Language(s) in which tenders or requests to participate may be drawn up:**

English.

IV.3.7) **Minimum time frame during which the tenderer must maintain the tender:** [ TBC ]

IV.3.8) **Conditions for opening tenders:** [ TBC ]

#### **SECTION V: COMPLEMENTARY INFORMATION**

V.1) **THIS IS A RECURRENT PROCUREMENT:**

No.

V.2) **CONTRACT RELATED TO A PROJECT AND/OR PROGRAMME FINANCED BY EU FUNDS:**

No.

V.3) **ADDITIONAL INFORMATION:**

[TBC\_ Additional Information may be inserted here i.e. key drivers and/or further projections and current projections of tonnages etc]

The Partnership may accept variant bids in addition to a standard bid as set out in the tender/contract documents provided the Partnerships core requirements are met and provided the variant is submitted in accordance with the tender/contract documents.

Candidates should note that it is very important to the Partnership that this project be completed within the shortest possible timeframe. Candidates' ability to comply with the timeframes specified by the Partnership will be an important factor in the evaluation of the Candidates' proposals at tender- evaluation stage.

Requests to participate must be made by completion and return of the Pre-Qualification Questionnaire by the date and time specified in Section IV.3.4 above and in accordance with the instructions set out in the Pre-Qualification Questionnaire and in the manner prescribed electronically via E-Box. Completed Pre-Qualification Questionnaires submitted after the deadline may not be considered. For consortium bids, the information in Section III.2 must be supplied by each consortium member but the lead member should aggregate its members' details and submit this as a single application. Candidates are advised that the Partnership is subject to the Freedom of Information Act 2000 (the "**Act**"). If a candidate considers that any of the information supplied as part of this procurement procedure should not be disclosed because of its commercial sensitivity, confidentiality or otherwise, they must, when providing this information, clearly identify the specific information they do not wish to be disclosed and clearly specify the reasons for its sensitivity. The Partnership shall take such statements into consideration in the event that it receives a request pursuant to the Act which relates to the information provided by the interested party. Please note, it is not sufficient to include a statement of confidentiality encompassing all the information provided in the response.

There may be a TUPE requirement associated with this contract.

Please note that all dates, time periods and figures in relation to values and volumes specified in this notice are approximate only and the Partnership reserves the right to change any or all of them.

The Partnership shall not be responsible for any costs, charges or expenses incurred by participants and accepts no liability for any costs, charges or expenses, irrespective of the outcome of the competition, or if the competition is cancelled or postponed. The Partnership reserves the right to not award any or part of this contract and to abandon this procurement at any stage.

V.4) **PROCEDURES FOR APPEAL**

V.4.1) **Body responsible for appeal procedures:** See V.4.2 below.

V.4.2) **Lodging of appeals:**

Precise information on deadline(s) for lodging appeals: In accordance with Regulation 32 (Information about Contract Award Procedures and the application of standstill period prior to Contract Award) and Regulation 47 (Enforcement of Obligations) of the Public Contracts Regulations 2006, the Partnership will incorporate a minimum ten (10) calendar day standstill period at the point information on the award of the contract is communicated to Candidates. This period allows unsuccessful Candidates to seek further debriefing from the Partnership before the contract is entered into. The Candidates have two (2) working days from notification of the award decision to request additional debriefing and that information has to be provided a minimum of three (3) working days before expiry of the standstill period. Such additional information should be requested from the address in section I.1. If an appeal regarding the award of a contract has not been successfully resolved the Public Contracts Regulations 2006 (SI 2006/5) provide for aggrieved parties who have been harmed or are at risk of harm by a breach of the rules to take action in the High Court. Any such action must be brought promptly (generally within three (3) months). Where a contract has not been entered into, the court may order the setting aside of the award decision

or order the Partnership to amend any document and may award damages. If the contract has been entered into the court may only award damages.

V.4.3) **Service from which information about the lodging of appeals may be obtained:**

V.5) **DATE OF DISPATCH OF THIS NOTICE:**

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## FLINTSHIRE COUNTY COUNCIL - EXEMPT INFORMATION SHEET

COMMITTEE: Special Meeting of the Flintshire County Council

DATE: 09 March 2010

AGENDA ITEM NO: 7

REPORT OF: (Director of originating Department)

Director of Environment and Chief Executive

SUBJECT:

NORTH WALES RESIDUAL WASTE TREATMENT PROJECT - OUTLINE  
BUSINESS CASE

**The report on this item is NOT FOR PUBLICATION because it is considered to be exempt information in accordance with the following paragraph(s) of Schedule 12A to the Local Government Act 1972.**

	<u>Para</u>	
Information relating to a particular individual *	12	<input checked="" type="checkbox"/>
Information likely to reveal the identity of an individual *	13	
Information relating to financial/business affairs of a particular person * See Note 1	14	<input checked="" type="checkbox"/>
Information relating to consultations/negotiations on labour relations matter *	15	
Legal professional privilege	16	
Information revealing the authority proposes to:	17	
(a) give a statutory notice or		
(b) make a statutory order/direction *		
Information on prevention/investigation/prosecution of crime *	18	
<u>For Standards Committee meetings only:</u>	Sec.	
Information subject to obligations of confidentiality	18a	
Information relating to national security	18b	
The deliberations of a Standards Committee in reaching a finding	18c	

Confidential matters which the County Council is not permitted to disclose

Sec.  
100A(3)

### PLEASE TICK APPROPRIATE BOX

\* Means exempt only if the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Note 1: Information is not exempt under paragraph 14 if such information is required to be registered under Companies Act 1985, the Friendly Societies Acts of 1974 and 1992, the Industrial and Provident Societies Act 1965 to 1978, the Building Societies Act 1986 or the Charities Act 1993.

**SCHEDULE 12A LOCAL GOVERNMENT ACT 1972  
EXEMPTION FROM DISCLOSURE OF DOCUMENTS**

**REPORT:** NORTH WALES RESIDUAL WASTE  
TREATMENT PROJECT - OUTLINE  
BUSINESS CASE

**AUTHOR:** Neal Cockerton

**MEETING AND DATE  
OF MEETING:** Special Meeting of the Flintshire County  
Council on 09 March 2010

I have considered grounds for exemption of information contained in the report referred to above and make the following recommendation to the Proper Officer:-

**Exemptions applying to the report:**

Paragraph 14.

**Factors in favour of disclosure:**

Transparency.

**Prejudice which would result if the information were disclosed:**

Disclosure of the complete document would be likely to seriously prejudice the Council's ability to undertake an effective procurement process due to the commercially sensitive nature of some of the information contained in the Outline Business Case. This information relates to and is owned by each of the five authorities involved in the Partnership Project.

**My view on the public interest test is as follows:**

The public interest test favours non-disclosure at this stage.

**Recommended decision on exemption from disclosure:**

That the report and Outline Business Case be considered as exempt under Paragraph 14 and the press and public be excluded during consideration of the item.

**Date:** 27/01/2010

**Signed:**



**Post:** Head of Legal and Democratic Services

I accept the recommendation made above.



Proper Officer

Date: 27/01/2010

## FLINTSHIRE COUNTY COUNCIL

AGENDA ITEM NUMBER: 8

**REPORT TO:** **SPECIAL MEETING OF THE FLINTSHIRE COUNTY COUNCIL**  
**DATE :** **09 MARCH 2010**  
**REPORT BY:** **DIRECTOR OF ENVIRONMENT**  
**SUBJECT :** **RESPONSES TO UDP PROPOSED MODIFICATIONS  
REPRESENTATIONS AND ADOPTION PROCESS**

### **1.00 PURPOSE OF REPORT**

- 1.01 This report presents the outcome of the consultation exercise carried out late in 2009 on the Proposed Modifications to the Emerging Flintshire Unitary Development Plan (EFUDP). The report details recommended responses to all of the representations made and seeks Members' approval for those responses. It also seeks, as a consequence of agreeing responses to representations, agreement to proceed to adopt the EFUDP.

### **2.00 BACKGROUND**

- 2.01 Members will be aware that a detailed report concerning each individual Inspector's recommendation and resulting Proposed Modifications was considered by the Executive and full Council at special meetings held on 14<sup>th</sup> July 2009, where it was resolved to accept the recommendations of the Inspector and publish the Proposed Modifications for consultation. This consultation took place between September and November 2009, and since that date officers have been summarising and considering the final representations made, and preparing recommended responses to be considered at a forthcoming special County Council meeting to be held on 9th March 2010.
- 2.02 Whilst the vast majority of the Modifications were considered by the Council and consulted on as proposed changes to the Plan, and then also considered at the UDP Public Inquiry, it is a requirement of the UDP regulations that all changes to the Deposit UDP are formally advertised as Proposed Modifications. In consulting on these Modifications, it was made clear that representations could only be made to the Modifications themselves, and not to any part of the original deposit Plan. It was also made clear that in considering representations at this late stage in the process, a particular focus for the Council will be to assess whether any new issues or evidence has been raised, which has not been considered before.
- 2.03 The Council received 653 individual representations to the Proposed Modifications, of which 463 (71%) were objections and 190 (29%) in support. Of the objections submitted, the vast majority (427, 92%) were submitted in relation to the housing chapter and within this, to several site specific matters in the Plan (often as multiple repeat objections), with only a relatively small

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Date: 03/03/2010

remaining number submitted to individual policy related Modifications elsewhere in the Plan.

### **3.00 CONSIDERATIONS**

- 3.01 Having carefully assessed the objections submitted to the Proposed Modifications, they are in the main related to housing site specific matters, continuing a trend found by the Inspector within previous stages in the Plan making process. In the vast majority of cases, these objections are focussed on raising detailed matters relating predominantly to the perceived impacts that development of UDP sites will have on the community. In doing so the vast majority are repeat matters already raised and heard at the UDP Inquiry, and are also in many cases strictly outside of the scope of the specific modification objected to. That said, in the interests of fairness and transparency, all representations have been accepted and responded to.
- 3.02 The breakdown of representations is as follows, listing individual sites where 10 or more related objections were submitted and raised the same or similar issues:

<b>Total Representations</b>	<b>653</b>
<b>Supporting Representations</b>	<b>190</b>
<b>Representations of Objection</b>	<b>463</b>
Of these:	
Non housing related objections	37
Total housing related objections	426
Sites with 10 or more objections:	
Bridge Farm, Hope	10
South of Retail Park, Broughton	11
Compound Site, Broughton	18
Rose Lane, Mynydd Isa	30
Fmr Sewage Works, Sychdyn	44
Overlea Drive, Hawarden	60
W of Wrexham Rd, Abermorddu	64
Ash Lane, Mancot	161

- 3.03 The details of each objection and the recommended responses are shown in the appendices to this report. However, to illustrate for Members the nature of the issues raised, the following are examples of points consistently made in representations:

- Lack of housing need;
  - Density of development;
  - Services and infrastructure;
  - Highways access and traffic;
  - Drainage and flooding;
  - Character and community facilities;
  - Wildlife and ecology.
- 3.04 In relation to these issues, they are in the main matters of detail relating to perceived impacts from the development of a particular site, rather than ones which question the planning principles behind its inclusion in the UDP. As such they are more appropriately dealt with at the development control stage, where in response to a planning application, matters relating to the design, density and layout of development, access, drainage, and open space for example, can be considered.
- 3.05 In relation to the responses received to the consultation from Statutory Consultees, Members are asked to note that both Environment Agency Wales and Dwr Cymru Welsh Water did not wish to make any further comments on the Proposed Modifications to the Plan as they were satisfied that previous comments made had been taken into consideration. More fundamentally, the Welsh Assembly Government have stated in correspondence that they are now satisfied that the Plan (as modified) is now fully compliant with national policy and guidance, and look forward to seeing the UDP adopted.
- 3.06 In summary, having assessed all representations received it is clear that in the vast majority of cases, representees have simply sought to reiterate their previous objections, and/or have raised detailed matters that are most appropriately dealt with at the development control stage. In the case of Ash Lane (MOD11/63), which received the greatest number of objections, this was an objection site put forward as an alternative to the deposit housing allocation in Mancot at Lower Ash Farm. It was considered at the Inquiry and the Inspector recommended that it be allocated for housing instead of the deposit allocation (which she recommended for deletion). Objections made to this Modification largely relate to issues that were considered fully by the Inquiry Inspector such as settlement growth, housing need, and adequacy of facilities and services. Other issues raised are considered to be matters of detail that can be adequately addressed through the development control process, for example drainage and highways.
- 3.07 It is considered therefore that the comments made during the Proposed Modifications consultation raise no new issues or evidence which would fundamentally undermine the principle of an allocation or the interpretation of a policy. Objectors have raised no substantive new issues or evidence which would warrant a re-opening of the Inquiry or require further modifications to be made. The recommendations proposed in the appendices to this report



therefore seek to take the Modifications forward to be incorporated into the adopted Plan.

- 3.08 The details of each objection and the recommended responses are shown in the appendices to this report. Appendix 1 comprises a detailed schedule of each individual representation made and is arranged in Plan order, referencing each objector and objection made by their unique identification references. In all cases the reasons for the representation are summarised in appendix 1 along with requested changes (where specified). In most cases where an objection on an individual point is made by only one or a small number of objectors, the response and recommendation is also shown in appendix 1.
- 3.09 In other cases, particularly where there are multiple objections of the same type to the same modification (usually in relation to specific housing sites) a composite response has been prepared to the issues raised by objectors in relation to specific sites (appendices 2-14). Each site's response is shown in a separate appendix with a list of the relevant objections listed on the fly sheet of each appendix. These appendices also contain a recommendation relevant to the objections dealt with for that site.
- 3.10 Should Members approve the recommendations, the next step is to publish a public notice of the Council's intention to adopt the Plan. After 28 days from the publication of this notice, a second notice will be published announcing adoption of the UDP, and this will also contain details of where the Plan is available for inspection, as well as details of the right to make a legal challenge and the timescales within which to do so.
- 3.11 The Council is also required to publish alongside the Plan, a Sustainability Appraisal/Strategic Environmental Assessment post adoption statement, which highlights how the Plan has been improved by the SA/SEA process and how the Plan will be monitored.
- 3.12 Following the above process, the Plan will have been adopted by June 2010, providing a single, up to date set of planning policies for use for development control purposes, and also in time to avoid any issues in relation to Waste Infraction. At this stage it will be possible for the Council to submit an application to the Welsh Assembly for approval to commence the LDP process, which will enable Members to influence the County's strategic land use planning development from 2015.

#### **4.00 RECOMMENDATIONS**

That Members:

- 4.01 Agree the recommended responses to the Proposed Modification representations contained within appendices 1 - 14 of this report.

- 4.02 Agree to give public notice of the Council's intention to adopt the Flintshire Unitary Development Plan as soon as possible following this meeting.
- 4.03 Give officers delegated authority to publish a notice of adoption of the UDP after 28 days from publishing the notice referenced in 4.02.
- 4.04 Give officers delegated authority to prepare the final version of the Plan for publication, including the need to address any final minor errors or matters of consistency that may come to light following this meeting.

#### **5.00 FINANCIAL IMPLICATIONS**

- 5.01 None arising from this stage in the process

#### **6.00 ANTI POVERTY IMPACT**

- 6.01 None

#### **7.00 ENVIRONMENTAL IMPACT**

- 7.01 The plan has been the subject of a detailed Sustainability Appraisal/Strategic Environmental Assessment which has identified improvements to the plan.

#### **8.00 EQUALITIES IMPACT**

- 8.01 None

#### **9.00 PERSONNEL IMPLICATIONS**

- 9.01 None

#### **10.00 CONSULTATION REQUIRED**

- 10.01 Advertisement of Intention to Adopt the Plan

#### **11.00 CONSULTATION UNDERTAKEN**

- 11.01 Throughout the Plan Process

#### **12.00 APPENDICES**

- 12.01 Appendix 1 - UDP Proposed Modifications Objections and Responses  
Appendix 2 - Land adj. War Memorial, Gwernymynydd - MOD4/18  
Appendix 3 - Rear of Chester Road, Mancot - MOD4/24  
Appendix 4 - HSG1(25) South of Retail Park, Broughton - MOD11/20 & 11/44  
Appendix 5 - HSG1 Compound Site, Broughton - MOD11/45

- Appendix 6 - Overlea Drive, Hawarden - MOD 11/55
- Appendix 7 - HSG1(39) Bridge Farm, Hope - MOD11/57
- Appendix 8 - HSG1(41) West of Abermorddu School, Abermorddu - MOD11/59
- Appendix 9 - HSG1(41a) West of Wrexham Road, Abermorddu - MOD11/60
- Appendix 10 - Ash Lane, Mancot - MOD11/63
- Appendix 11 - Rose Lane, Mynydd Isa - MOD 11/67
- Appendix 12 - HSG1(49) Connahs Quay Road, Northop - MOD11/70
- Appendix 13 - HSG1(50) Cae Eithin Farm, Northop Hall - MOD11/71
- Appendix 14 - HSG1(53) Former Sewage Works, Sychdyn - MOD 11/74

**LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**  
**BACKGROUND DOCUMENTS**

Deposit UDP, UDP Inspectors Report, Reports considered by the Council at its meeting held on 14th July 2009 relating to the UDP

Contact Officer: Andy Roberts  
Telephone: 01352 703211  
E-Mail: andy\_roberts@flintshire.gov.uk



# Appendix 1

## Proposed Modifications

**UDP/FCC2010/1**

**PLANNING POLICY**

Environment and  
Regeneration  
County Hall, Mold  
Flintshire CH7 6NF



## Report to Flintshire County Council Flintshire Unitary Development Plan

### Proposed Modifications Consultation Responses

Tuesday 9<sup>th</sup> March 2010



# Representations and Responses

## 2 The Strategy

Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>59 - 18938</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>2 The Strategy</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: Plan Vision</i>	<i>Category:</i>	<b>Supporting a reasoned justification in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD2/2</i>
Supports revision to wording of Plan Vision.		n/a	Noted	n/a
<b>59 - 18939</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>2 The Strategy</b>
<i>Nature of Representation:</i>	<i>Para: 2.7</i>	<i>Pol: Strategic Aims</i>	<i>Category:</i>	<b>Supporting a reasoned justification in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD2/3</i>
Supports revision to wording of strategic aim h.		n/a	Noted	n/a
<b>59 - 18940</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>2 The Strategy</b>
<i>Nature of Representation:</i>	<i>Para: 2.7</i>	<i>Pol: Strategic Aims</i>	<i>Category:</i>	<b>Supporting a reasoned justification in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD2/4</i>
Supports the additional of strategic aims re 'proximity principle' and 'respect for environmental limits'.		n/a	Noted	n/a

# Representations and Responses

# 3 Part One Policies

Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>59 - 18941</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>3 Part 1 – Policies</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: STR1 New Development</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD3/1</i>
Supports revisions to criterion a.		n/a	Noted	n/a
<b>7416 - 19297</b>		<b>Klaus Armstrong-Braun</b>	<b>Pochin Rosemound Ltd</b>	<b>3 Part 1 – Policies</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: STR1 New Development</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD3/1</i>
Supports the changes to the strategic direction of the Plan, in particular the clarification as to where new development will generally be located. This has created a practicable Plan that will lead to sustainable development of the area and more balanced development considerations.		n/a	Noted	n/a
<b>59 - 18942</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>3 Part 1 – Policies</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: STR1 New Development</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD3/2</i>
Supports the revisions to criterion b.		n/a	Noted	n/a
<b>59 - 18943</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>3 Part 1 – Policies</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: STR1 New Development</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD3/3</i>
Supports the revisions to criteria d. and e.		n/a	Noted	n/a
<b>59 - 18944</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>3 Part 1 – Policies</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: STR1 New Development</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD3/4</i>
Supports the revisions to criterion g.		n/a	Noted	n/a

# Representations and Responses

# 3 Part One Policies

Reasons for Representation		Requested Changes	Councils Response	Recommendation
7416 - 19298			Pochin Rosemound Ltd	3 Part 1 – Policies
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i>	<i>Pol:</i> STR3 Employment <i>Site:</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>  <i>Mod Ref:</i> MOD3/6
Supports the changes to the strategic direction of the Plan, in particular the clarification in c. as to where new employment development will be encouraged to locate. This has created a more balanced Plan.		n/a	Noted	n/a
1119 - 19106		Mike Pender	Anwyl Construction Company Limited	3 Part 1 – Policies
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i>	<i>Pol:</i> STR4 Housing <i>Site:</i>	<i>Category:</i>	<b>Objecting to a proposed policy in the Plan</b>  <i>Mod Ref:</i> MOD3/7
<p>Objects to the revised housing requirement figure for the following reasons:</p> <p>i) the Plan reflects the assumptions and forecasts applying at the time it was prepared in respect of population and household growth. However, regard should be had, in moving the UDP forward, of the most up to date Welsh Assembly Government household forecasts which indicate a substantial increase in the number of future dwellings requirement than proposed in the UDP</p> <p>ii) The WAG 2006 based household projections (June 2009) identify an increase of 9,400 dwellings in the 15 year period 2006-2021. If an allowance is made for standard vacancy rates of 4% plus a flexibility of 10% for sites not coming forward, this would result in a requirement of 10,750 dwellings - 3,350 more than in the Proposed Modification.</p> <p>iii) The Council should adopt a greater weight on housing need as there are situations in the Plan where the Inspector / Council has attached more weight to environmental considerations than is warranted (e.g. Greenhill Avenue / Springdale, Ewloe - see separate rep). Increased weight should be given to the need for housing especially where environmental issues are unclear or of limited or unspecified weight. This is given added weight in respect of HSG2A Garden City (see separate rep) which is unlikely to deliver the number proposed houses by some 500 units with the deficit needing to be made up elsewhere.</p>		Seeks increase in housing requirement from 7,500 to 10,750.	<p>Not accepted. The Plan's revised housing requirement figure of 7,400 was the subject of detailed debate at the Housing Round Table Inquiry Session which was attended by the objector. The Inspector comments in para 3.5.10, 'Turning now to the robustness of the 7400 figure. The Council used the Chelmer population and housing model to project housing demand. This is commonly acknowledged to be an appropriate way to undertake such studies. However, projecting future population changes and demand for new houses is not an exact science. It is of necessity based on a number of assumptions. There is no absolute right answer. It is a best guesstimate. In the case of Flintshire the work was carried out in the spring of 1999 using data from the 1990s. The Council has not updated the basic figures in the model, but in subsequent years more studies have been undertaken and/or projections produced'.</p> <p>The Inspector also took note of several other statistical exercises which supported the requirement figure of 7,400 commenting in para 3.5.12 'PPW advises that the starting point for assessing housing requirements should be the latest national and sub national household projections for Wales. I concur with the general consensus that in this case these are the 2003 based sub national projections, as the 2004 figures were not, at the time of the inquiry, disaggregated to sub regional level. In addition the Council has considered other comparative sources of projected housing demand including the North Wales Regional Apportionment Exercise (2007), the North Wales Planning Officers 2003 based projections and the SRSS 2006. There has therefore been regard to more up to</p>	That MOD3/7 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.



Reasons for Representation	Requested Changes	Councils Response	Recommendation
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date work both within Wales and cross border'. In para 3.5.13 the Inspector went on to comment 'I acknowledge that the annual requirements in these various documents have different base dates/time periods from 2000 to 2026, nevertheless they produce figures of a similar order and the North Wales apportionment and the North Wales Planning Officers projections are similar at 480 and 490 respectively to the UDP figure of 490'.

In considering the advanced stage of the Plan, it would serve little purpose to introduce the WAG 2006 based projections into the equation. This would be likely to result in the need for further Modifications and a second public inquiry which would significantly delay the adoption of the Plan. It should be stressed that the 2006 based projections, published in 2009, are looking ahead for the period 2006-2031, some 16 years beyond the end period of the UDP. The Council is firmly of the belief that the right and proper means of considering the 2006 based projections is as part of the preparation of the LDP for the County which is likely to cover the period 2015-2030. Given that the Council is to commence immediately on the preparation of the LDP all those involved in the development and use of land within the County would benefit from having an up to date adopted County wide development plan in place.

The Inspector's concluding comments in para 3.5.28 lend support to the Plan's provision for 7,400 new homes over the Plan period 'it is evident that if my recommendations are accepted there will be sufficient land allocated to ensure the delivery of 7400 new homes within the plan period, a 5 year supply of land, and a healthy flexibility allowance of about 14% to ensure that if there is slippage the housing industry will still have the potential to deliver sufficient homes to ensure people have the opportunity to live in good quality affordable homes'.

7416 - 19301	Pochin Rosemound Ltd		3 Part 1 – Policies
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<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i>	<i>Pol: STR4 Housing</i>  <i>Site:</i>	<i>Category:</i> Supporting a proposed policy in the Plan	<i>Mod Ref:</i> MOD3/7
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Supports the increased housing requirement figure to 7,400 which responds to objections regarding the previously low figure of 6,500 dwellings and the significant amount of time that had elapsed since determining this figure. This will create a more balanced Plan and address the housing need and demand in the area.

n/a

Noted

n/a

# Representations and Responses

# 3 Part One Policies

Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>7709 - 19328</b>		<b>Rose Freeman</b>	<b>Theatres Trust</b>	<b>3 Part 1 – Policies</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: STR5 Shopping Centres and Commercial Development</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD3/13</i>
Supports the rewording of criterion c. to include cultural facilities. The encouragement of other facilities in town centres will help deliver sustainable development. Planning policies should aim to recognise the key role played by leisure and cultural facilities in contributing towards vital and vibrant town centres.		n/a	Noted	n/a
<b>59 - 18945</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>3 Part 1 – Policies</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: STR7 Natural Environment</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD3/21</i>
Supports the additional policy criterion f.		n/a	Noted	n/a
<b>59 - 18946</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>3 Part 1 – Policies</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: STR7 Natural Environment</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD3/22</i>
Supports the additional policy criterion g.		n/a	Noted	n/a
<b>59 - 18947</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>3 Part 1 – Policies</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: STR8 Built Environment</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD3/23</i>
Supports the revision to criterion a.		n/a	Noted	n/a
<b>59 - 18948</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>3 Part 1 – Policies</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: STR10 Resources</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD3/27</i>
Supports the revisions to criterion d.		n/a	Noted	n/a

# Representations and Responses

# 3 Part One Policies

Reasons for Representation		Requested Changes	Councils Response	Recommendation
59 - 18949		Klaus Armstrong-Braun	Envirowatch	3 Part 1 – Policies
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> STR10 Resources	<i>Category:</i>	Supporting a proposed policy in the Plan
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref:</i> MOD3/28
Supports the additional two policy criteria.		n/a	Noted	n/a

# Representations and Responses

# 4 General Development

Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>59 - 18950</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>4 General Development Considerations</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>Policy objective</b>	<i>Category:</i>	<b>Supporting a reasoned justification in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref:</i> MOD4/1
Supports the revision to policy objective a.		n/a	Noted	n/a
<b>59 - 18951</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>4 General Development Considerations</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>GEN1 General Requirements for Development</b>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref:</i> MOD4/3
Supports the revision to criterion c.		n/a	Noted	n/a
<b>501 - 19192</b>		<b>Mr R N Barnes</b>	<b>Broughton &amp; Bretton Community Council</b>	<b>4 General Development Considerations</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>GEN2 Development Inside Settlement Boundaries</b>	<i>Category:</i>	<b>Objecting to a proposed settlement boundary in the Plan</b>
	<i>Settlement:</i> <b>Broughton</b>	<i>Site:</i> <b>Compound Site</b>		<i>Mod Ref:</i> MOD4/9

Objects to the proposal because:

1. existing housing commitments in the life of the plan, the housing development to the rear of the Boulevard and windfall sites already take housing growth beyond Broughton's indicative growth band of 8-15%
2. loss of buffer land between the housing and retail park
3. impact on health services
4. impact on schools
5. exacerbation of traffic problems at this location which will not ease until the construction of the proposed interchange takes place
6. FCC did not support this site for development in its UDP submission and wished to see its status as green buffer retained.

None

Not accepted. Broughton is a Category B settlement with a good range of facilities and employment opportunities in the area and is an accessible location close to the A55. Category B settlements have an indicative growth band of 8-15%. The increased capacity at the allocation south of the retail park takes the growth rate to 16.3%, and the additional allocation takes the growth rate to 18.9%. Although this is above the indicative growth band, the Plan's spatial strategy seeks to concentrate development in the larger towns and villages which have easier access to more facilities / services and which are likely to be served by better public transport. In addition, Broughton lies within a strategic area of growth (the 'Dee Triangle') as recognised by the Wales Spatial Plan and West Cheshire-North East Wales Sub Regional Spatial Strategy. The site represents a sustainable location for development given the range of facilities and employment opportunities in the area. Consequently it is considered appropriate to provide a growth rate over the indicative growth band for a Category B settlement in Broughton. The buffer between the Retail Park and housing to the west does not need to be so extensive, given that the green space to the south is much narrower and considered to comprise an appropriate buffer. An appropriately designed housing development at the site could provide an opportunity for landscaping and an area of land to act as a buffer. It could

That MOD4/9 be carried forward to adoption on the basis that the objector has raised no substantive new evidence or issues which would warrant a re-opening of the public inquiry or result in further proposed modifications.

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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		<p>also be designed to minimise visual and noise intrusion from the retail park. These are matters for the development control process.</p> <p>The site is well placed with regard to the regional road network and no evidence has been provided from the Chief Highways Officer in relation to the comments made relating to the amount and speed of traffic, or that the development would have an unacceptable impact on traffic movements in the area.</p>	
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59 - 18748	Klaus Armstrong-Braun	Envirowatch	4 General Development Considerations
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> GEN2 Development Inside Settlement Boundaries	<i>Category:</i> Supporting a proposed settlement boundary in the Plan
	<i>Settlement:</i> Cymau	<i>Site:</i> Tan y Ffordd	<i>Mod Ref:</i> MOD4/13

Supports extension to settlement boundary.	n/a	Noted	n/a
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59 - 18875	Klaus Armstrong-Braun	Envirowatch	4 General Development Considerations
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> GEN2 Development Inside Settlement Boundaries	<i>Category:</i> Objecting to the proposed inclusion of land in the Plan
	<i>Settlement:</i> Drury & Burntwood	<i>Site:</i> Bank Lane	<i>Mod Ref:</i> MOD4/14

<p>Objects to inclusion of land at Bank Lane within the Drury settlement boundary. Should remain as open countryside until review of UDP.</p>	<p>Seeks exclusion of site from settlement boundary.</p>	<p>Not accepted. In Drury the Inspector has recommended that the allocated site 'South of Clydesdale Road' remain within the Plan and that an area of white land at Bank Lane be included within the settlement boundary. The Inspector comments 'Because of its location and appearance I consider it would be more appropriately located within the settlement. However, because of the level of growth that has and could potentially take place, I do not consider the site should be positively allocated for housing development. This is primarily because the figures presented to the inquiry do not demonstrate that there is a need for further housing. That being said what the evidence does demonstrate is that there are no physical constraints to development in terms of ownership, access, nature conservation and the like. In these circumstances and as recommended to be modified, development could be permissible if it was in accord with HSG3. It would be treated as any other windfall'.</p> <p>In effect, the Inspector recommended the inclusion of a physically well defined area of land within the settlement boundary for Drury in order to provide a degree of flexibility for development in the settlement. However, the Inspector's recommendations in respect of category B settlements such as Drury is that any proposals for housing development which</p>	<p>That MOD4/14 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.</p>
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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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would cumulatively result in excess of the upper end of the growth band i.e. 15% would need to be justified in terms of both local housing need and/or an explanation of why the development needs to take place in a category B rather than a category A settlement, perhaps the redevelopment of a brownfield site. In the light of the proposed modifications to policy HSG3 there would need to be specific justification for the site to be developed in addition to the allocated site. In these circumstances it is not considered necessary for the site to revert back to open countryside in order for it to be considered as part of the review of the UDP.

The objector has not raised any new issues or evidence as to why the land at Bank Lane, Drury should not be included in the settlement boundary.

4110 - 19396	Cllr	Michael Peers	4 General Development Considerations
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> GEN2 Development Inside Settlement Boundaries	<i>Category:</i> Objecting to a proposed settlement boundary in the Plan
	<i>Settlement:</i> Drury & Burntwood	<i>Site:</i> Bank Lane	<i>Mod Ref:</i> MOD4/14

Objects to the inclusion of land at Bank Lane within the settlement boundary of Drury in terms of the potential growth in the settlement:

i) Having regard to the 39 completions during the first 5 years of the Plan period, the 19 commitments at 2005, the 42 units allocated at Clydesdale Road, 41 units on the potential windfall site at Dinghouse Wood agreed by the Council and 43 units on the site at Bank Lane, Drury has a potential growth of 36% over the Plan period (184 over the base level) before the recommended increase in density for category B settlements.

ii) the community has the potential to grow excessively within the Plan period. Since the HSG1(28) allocation, the Inspector has recommended land at Bank Lane be included in the settlement boundary and other windfall sites are recognised by the Council as coming forward in the Plan period.

The Planning Authority should therefore, in line with the UDP Statement of Decisions and Proposed Modifications, carry out a Housing review in Drury and Burntwood. This is in order to fairly allocate new housing more in keeping with the indicative growth of 15% and in line with the UDP policy rather than an

Undertake a review of the housing situation in Drury and Burntwood.

Not accepted. In Drury the Inspector has recommended that the allocated site 'South of Clydesdale Road' remains within the Plan and that an area of white land at Bank Lane be included within the settlement boundary. The Inspector comments 'Because of its location and appearance I consider it would be more appropriately located within the settlement. However, because of the level of growth that has and could potentially take place, I do not consider the site should be positively allocated for housing development. This is primarily because the figures presented to the inquiry do not demonstrate that there is a need for further housing. That being said what the evidence does demonstrate is that there are no physical constraints to development in terms of ownership, access, nature conservation and the like. In these circumstances and as recommended to be modified, development could be permissible if it was in accord with HSG3. It would be treated as any other windfall'.

In effect, the Inspector recommended the inclusion of a physically well defined area of land within the settlement boundary for Drury in order to provide a degree of flexibility for development in the settlement. However, the Inspector's recommendations in respect of category B settlements such as Drury is that any proposals for housing development which would cumulatively result in excess of the upper end of the growth band i.e. 15% would need to be justified in terms of

That MOD4/14 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.

Reasons for Representation	Requested Changes	Councils Response	Recommendation
unacceptable excessive potential of 36%.		<p>both local housing need and/or an explanation of why the development needs to take place in a category B rather than a category A settlement, perhaps the redevelopment of a brownfield site. In the light of the proposed modifications to policy HSG3 there would need to be specific justification for the site to be developed in addition to the allocated site.</p> <p>Within Drury there is also a large area of white land already within the settlement boundary. A number of planning applications on the 'Dinghouse Wood' site for housing have been either refused or withdrawn on the basis of a number of constraints which were noted by the Inspector. Recently a planning application has been submitted for a smaller area of land 'adjacent Woodside Cottages' although there are still constraints in the form of an acceptable vehicular access, to be overcome. Development on this site will also need to satisfy the new tests in HSG3 set out above.</p> <p>The Council will review the supply of housing in each settlement within the County on a yearly basis utilising the findings of the Joint Housing Land Availability Study. This will enable a calculation of the percentage level of growth in each settlement in order to determine how the requirements of policy HSG3 will be applied to housing development proposals in category B and C settlements. In response to a recommendation of the Inspector, a new Indicator of Policy Performance has been added to the Preface to the Housing Chapter ' % growth in defined settlements through dwelling completions and permissions since the 2000 baseline relative to the indicative growth band' (MOD11/87). This will ensure robust monitoring of the level of growth in each settlement and compliance with the Plan Strategy in terms of directing growth to those settlements best able to sustainably accommodate further development.</p> <p>Given that the preference for development in Drury is the allocated site at Clydesdale Road (as confirmed by the Inspector at para 11.106.15) and that other sites will only come forward for development if the requirements of policy HSG3 are met, it is not considered that there is any need for a housing review of Drury at this particular time. To do so would unnecessarily delay the adoption of the Plan.</p>	

59 - 18749	Klaus Armstrong-Braun	Enviowatch	4 General Development Considerations
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> GEN2 Development Inside Settlement Boundaries	<i>Category:</i> Supporting a proposed settlement boundary in the Plan
	<i>Settlement:</i> Gwernymynydd	<i>Site:</i> War Memorial	<i>Mod Ref:</i> MOD4/18

# Representations and Responses

# 4 General Development

Reasons for Representation	Requested Changes	Councils Response	Recommendation
Supports revised settlement boundary.	n/a	Noted	n/a
<b>2344 - 19317</b>	<b>G V &amp; CA Rees &amp; Hoult</b>		<b>4 General Development Considerations</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> GEN2 Development Inside Settlement Boundaries	<i>Category:</i> <b>Objecting to a proposed settlement boundary in the Plan</b>
	<i>Settlement:</i> <b>Gwernymynydd</b>	<i>Site:</i> <b>War Memorial</b>	<i>Mod Ref:</i> MOD4/18
<p>Objects to the exclusion of the site from the Gwernymynydd settlement boundary. The Inspector commented 'There are doubts as to whether satisfactory access can be achieved. Until it is known whether these highway constraints can be resolved and what area is capable of being developed, the land should be excluded from the settlement boundary. If this issue can be resolved the site can be progressed as part of the LDP'.</p> <p>A report has been commissioned which shows that there are two feasible configurations for providing access to the site from the A494 without causing any disturbance to the existing War memorial (copy of highways report on file).</p>	Not specified	Not accepted. Although the objectors submitted a report with their objection, this states that 'neither of the two schemes considered can quite meet all relevant highway design standards and therefore we cannot yet give you absolute confidence at this preliminary stage that highways approval would be achieved'. In addition to this, the Council's Highways department in a letter to the objector dated 7th December 2009 state that a topographical survey is required to verify that the visibility standards proposed can be achieved. Given this level of uncertainty, the absence of the topographical survey at this moment in time and the Inspector's comments, it is not considered appropriate to amend the settlement boundary to include the War Memorial Site. If the highways constraint can be overcome the site can be considered as part of the LDP if it is determined that more growth should take place in Gwernymynydd at that time.	That MOD4/18 be carried forward to adoption on the basis that the objector has raised no substantive new evidence or issues which would warrant a re-opening of the public inquiry or result in further proposed modifications.
<b>59 - 18750</b>	<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>4 General Development Considerations</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> GEN2 Development Inside Settlement Boundaries	<i>Category:</i> <b>Supporting a proposed settlement boundary in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Oakmere, Bennett's Lane</b>	<i>Mod Ref:</i> MOD4/19
Supports revised settlement boundary and green barrier.	n/a	Noted	n/a
<b>225 - 19100</b>	<b>Mr R N Barnes</b>	<b>Hawarden Community Council</b>	<b>4 General Development Considerations</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> GEN2 Development Inside Settlement Boundaries	<i>Category:</i> <b>Supporting a proposed settlement boundary in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Oakmere, Bennett's Lane,</b>	<i>Mod Ref:</i> MOD4/19
Supports the modification.		Noted	n/a



Reasons for Representation	Requested Changes	Councils Response	Recommendation
59 - 18877	Klaus Armstrong-Braun	Envirowatch	4 General Development Considerations
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> GEN2 Development Inside Settlement Boundaries	<i>Category:</i> Objecting to the proposed inclusion of land in the Plan
	<i>Settlement:</i> Hope, Caergwrle, Abermorddu, Cefn y Bedd	<i>Site:</i> Bridge Farm, Fagl Lane	<i>Mod Ref:</i> MOD4/22

Objects to inclusion of land at Bridge Farm within the Hope settlement boundary. Should remain as open countryside until review of UDP.

Seeks exclusion of site from settlement boundary

Not accepted. Hope, Caergwrle, Abermorddu and Cefn y Bedd (HCAC) is a large category B settlement with a good range of facilities and services and is accessible to nearby retail and employment centres. It is therefore considered to be a sustainable location for housing development over the Plan period. The Inspector commented 'HCAC is a category B settlement with an indicative growth band of 8-15%. It is one of the larger Category B settlements and it is therefore to be expected to provide for a reasonable amount of growth in accordance with the Plan's spatial strategy. However, the settlement is affected by a number of significant constraints including rising topography on the western side of the Alyn Valley, areas of flood risk, green barrier between Hope and Caergwrle, a Conservation Area and the line of the safeguarded route for the Hope/Caergwrle By pass. The allocation of land at Bridge Farm is considered to be one of a limited number of readily identifiable sites without overriding constraints to development. Taking into account the proposed increase in the capacity of the site (48 dwellings), other plan allocations, the proposed new site allocation West of Wrexham Road, completions since 2000 and commitments at 2005, it results in a growth rate of 13% which is within the indicative growth band for the settlement and considered to be an appropriate and sustainable level of growth'. Taking into account the Inspector's recommendation that all allocations should be at an indicative density of 30 dwellings per ha, the growth for HCAC is 15% i.e. at the upper end of the indicative growth band.

In considering omission sites in HCAC, the Inspector recommended the inclusion of a small area of land adjoining the Bridge Farm allocation within the settlement boundary. The Inspector commented 'Whilst the land does not have access onto the public highway at present it abuts HSG1(39) and access could be gained from that development in the future. This small site is well related to HSG1(39) and would otherwise remain as an awkward and incongruous piece of land. The amended settlement boundary would follow appropriately defined physical boundaries. Such an adjustment would mean the site would be considered as a

That MOD4/22 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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		<p>possible Windfall'.</p> <p>The area of land is surrounded by residential curtilages to the south west, south and east and by the boundary of the Bridge Farm allocation to the north east. Given that this adjoining land is within the settlement boundary, only the north western boundary, which equates to 16m, adjoins open countryside. The site relates more closely to the form and pattern of built development than it does to open countryside and it would be illogical to exclude it from the settlement boundary. The area of land only measures 0.195ha and at a density of 30 dwellings to the hectare would only accommodate an additional 6 dwellings, in conjunction with the development of the adjoining allocated site. This would result in only a 0.3% increase in the growth rate for the settlement which is not considered harmful either to the level of growth in the settlement or in the County as a whole.</p> <p>In effect, the Inspector recommended the inclusion of a small, physically well defined area of land within the settlement boundary for HCAC in order to provide a degree of flexibility for development in the settlement. However, the Inspector's recommendations in respect of category B settlements such as HCAC is that any proposals for housing development which would cumulatively result in excess of the upper end of the growth band i.e. 15% would need to be justified in terms of both local housing need and/or an explanation of why the development needs to take place in a category B rather than a category A settlement, perhaps the redevelopment of a brownfield site. In the light of the proposed modifications to policy HSG3 there would need to specific justification for the site to be developed in addition to the allocated site. In these circumstances it is not considered necessary for the site to revert back to open countryside in order for it to be considered as part of the review of the UDP.</p>	
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<b>7667 - 19237</b>	<b>Mr Paul Grundy</b>		<b>4 General Development Considerations</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> GEN2 Development Inside Settlement Boundaries	<i>Category:</i> <b>Objecting to a proposed settlement boundary in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrie, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>Bridge Farm, Fagl Lane</b>	<i>Mod Ref:</i> MOD4/22

See rep 7667/O/19236/PM re MOD11/57

For the Council's response please refer to the main report.

For the Council's response please refer to the main report.

# Representations and Responses

# 4 General Development

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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<b>225 - 19099</b>	<b>Mr</b>	<b>R N Barnes</b>	<b>Hawarden Community Council</b>	<b>4 General Development Considerations</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> GEN2 Development Inside Settlement Boundaries	<i>Category:</i>	<b>Supporting a proposed settlement boundary in the Plan</b>
	<i>Settlement:</i> Mancot	<i>Site:</i> Rear of Chester Rd/Leaches Lane/Earle's Crescent		<i>Mod Ref:</i> MOD4/24

Supports the modification.

Noted

n/a

<b>292 - 19209</b>	<b>Mrs</b>	<b>Susan Fairhurst-Jones</b>		<b>4 General Development Considerations</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> GEN2 Development Inside Settlement Boundaries	<i>Category:</i>	<b>Objecting to a proposed settlement boundary in the Plan</b>
	<i>Settlement:</i> Mancot	<i>Site:</i> Rear of Chester Rd/Leaches Lane/Earle's Crescent		<i>Mod Ref:</i> MOD4/24

Objects because:

1. the land is extremely liable to flooding and holds the water for weeks
2. the main road also floods as the drains are inadequate and unable to cope with building already taking place. The area is in a floodzone and this means it is difficult to get insurance. Additional building will only cause more flooding and problems for local residents
3. there are problems with the area's sewerage system
4. the green barrier should remain ensuring the area does not deteriorate from flooding and over population, and that Mancot retains its village status
5. the infrastructure and facilities are inadequate and not able to cope with additional housing e.g. school capacity, doctors' surgeries, dentists
6. air pollution
7. the roads are not capable of taking additional traffic
8. Mancot has reached its capacity for housing development and removing the green barrier will be to the detriment of established village residents. It should retain its village status with sufficient space around to make it a pleasant place to live.

For the Council's response please refer to the main report.

For the Council's response please refer to the main report.

<b>935 - 19177</b>	<b>Mr</b>	<b>Paul Winnington</b>		<b>4 General Development Considerations</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> GEN2 Development Inside Settlement Boundaries	<i>Category:</i>	<b>Objecting to a proposed settlement boundary in the Plan</b>
	<i>Settlement:</i> Mancot	<i>Site:</i> Rear of Chester Rd/Leaches Lane/Earle's Crescent		<i>Mod Ref:</i> MOD4/24

# Representations and Responses

# 4 General Development

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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Objects because:

1. development on this land would have considerable impact on drainage for the local area. There are flooding problems near to Sandycroft CP school at the junction of Leaches Lane/Chester Road.
2. the site is on a flood plain and further development would be highly irresponsible.

For the Council's response please refer to the main report.

For the Council's response please refer to the main report.

1106 - 19294	Mrs Patricia Davies		4 General Development Considerations
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> GEN2 Development Inside Settlement Boundaries	<i>Category:</i> Objecting to a proposed settlement boundary in the Plan
	<i>Settlement:</i> Mancot	<i>Site:</i> Rear of Chester Rd/Leaches Lane/Earle's Crescent	<i>Mod Ref:</i> MOD4/24

Objects to the land being included within the settlement boundary for the following reasons:

- i) the land earmarked for development and the surrounding area is extremely liable to flooding even after a short period of rain. To add more houses to an already stretched sewerage and drainage system would mean that existing frequent flooding to garages and gardens could threaten homes.
- ii) the land should remain outside of the settlement boundary with a green space protection.
- iii) Mancot already struggles with insufficient school and doctors facilities
- iv) there has been an increase in traffic over last 13 years and development in close proximity to Sandycroft Junior School would result in road safety concerns.
- v) an increase in traffic would add to the existing pollution experienced in the area.

Seeks exclusion of site from settlement boundary and designation as green space

For the Council's response please refer to the main report.

For the Council's response please refer to the main report.

1119 - 19142	Mike Pender	Anwyl Construction Company Limited	4 General Development Considerations
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> GEN2 Development Inside Settlement Boundaries	<i>Category:</i> Supporting a proposed settlement boundary in the Plan
	<i>Settlement:</i> Mancot	<i>Site:</i> Rear of Chester Rd/Leaches Lane/Earle's Crescent	<i>Mod Ref:</i> MOD4/24

See rep 19140 re: Lower Ash Farm, Mancot

Noted

n/a

# Representations and Responses

# 4 General Development

Reasons for Representation		Requested Changes		Councils Response		Recommendation	
<b>4625 - 19201</b>		<b>Mr Carl Sargeant AM</b>				<b>4 General Development Considerations</b>	
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> GEN2 Development Inside Settlement Boundaries		<i>Category:</i>	<b>Objecting to a proposed settlement boundary in the Plan</b>		
	<i>Settlement:</i> Mancot	<i>Site:</i> Rear of Chester Rd/Leaches Lane/Earle's Crescent			<i>Mod Ref:</i> MOD4/24		
<p>Objects on behalf of many Mancot residents because:</p> <ol style="list-style-type: none"> <li>1. the land is liable to flooding and holds water for weeks, also the main road also floods because the drains are unable to cope with the new building already taking place</li> <li>2. the current drainage system is therefore inadequate and the additional pressure from new development would likely cause even more flooding</li> <li>3. the above problems also apply to the area's sewerage system</li> <li>4. the village does not have adequate facilities to support a further increase in population e.g. lack of school capacity, increased strain on doctors' surgeries</li> <li>5. increased traffic through Mancot leading to safety concerns and pollution</li> <li>6. loss of the atmosphere of what is currently an attractive green space in a pleasant village and loss of an intrinsic part of the open countryside.</li> </ol>		<p>The site should not be subject to the proposed modifications and should remain out of the settlement boundary with green space protection</p>		<p>For the Council's response please refer to the main report.</p>		<p>For the Council's response please refer to the main report.</p>	
<b>6457 - 19269</b>		<b>Mr Mark Tami MP</b>				<b>4 General Development Considerations</b>	
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> GEN2 Development Inside Settlement Boundaries		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>		
	<i>Settlement:</i> Mancot	<i>Site:</i> Rear of Chester Rd/Leaches Lane/Earle's Crescent			<i>Mod Ref:</i> MOD4/24		
<p>i) Traffic congestion is already heavy on Chester Road and additional cars would exacerbate the problem;</p> <p>ii) The increase in housing could not be accommodated by the village and services; and</p> <p>iii) The problem of flooding would worsen and at times of heavy rainfall raw sewerage emerges in the properties backing onto the site.</p>		<p>None specified.</p>		<p>For the Council's response please refer to the main report.</p>		<p>For the Council's response please refer to the main report.</p>	
<b>7655 - 19210</b>		<b>Mr George Graham</b>				<b>4 General Development Considerations</b>	
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> GEN2 Development Inside Settlement Boundaries		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>		
	<i>Settlement:</i> Mancot	<i>Site:</i> Rear of Chester Rd/Leaches Lane/Earle's Crescent			<i>Mod Ref:</i> MOD4/24		

# Representations and Responses

# 4 General Development

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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<p>Objects because:</p> <ol style="list-style-type: none"> <li>1. the land is liable to flooding and holds the water for weeks. The main road also floods and the drains are already unable to cope. The current drainage system is inadequate. Further development would increase the problem - the site is in a floodzone and the infrastructure is inadequate</li> <li>2. the green barrier should remain ensuring that the area does not deteriorate from flooding and over population and that Mancot retains its village status with sufficient green space around it.</li> <li>3. facilities and services wouldn't cope with increased population</li> <li>4. increased traffic in Mancot - Leaches Lane is already congested at the start and close of the school day and additional housing would only add to this.</li> </ol>		For the Council's response please refer to the main report.	For the Council's response please refer to the main report.
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<b>7580 - 19078</b>	<b>Mr</b>	<b>Mark Bennett</b>	<b>4 General Development Considerations</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Rear of Chester Rd/Leaches Lane/Earle's Crescent</b>	<i>Mod Ref:</i> MOD4/24

<p>i) The development of the land would result in another access onto Chester Road;</p> <p>ii) There has been a substantial problem with flooding on Chester Road for many years which makes the road surface extremely dangerous;</p> <p>iii) The existing drainage infrastructure cannot cope;</p> <p>iv) This green field site absorbs rainfall;</p> <p>v) An average of 14,000 vehicles use Chester Road everyday - the traffic is horrendous and constant for 24 hours a day - there would be an increasing likelihood of accidents;</p> <p>vi) Chester Road does not have adequate pedestrian footpaths with them being narrow with no grass verges;</p> <p>vii) A population increase will stretch the school and educational facilities to excess;</p> <p>viii) Parking around the school is extremely heavy and additional children from any new estate would park near the school increasing the difficulty for drivers;</p> <p>ix) Pentre, Mancot and Sandycroft are short on facilities - there is no pharmacist however there is a beauty salon and Co-Op store;</p> <p>x) The chicken processing plant causes dust, smells and noise, in addition to the noise and pollution from</p>	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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the traffic on Chester Road;  
 xi) There are no facilities for youths which leads to anti-social behaviour which would potentially worsen with a "population explosion";  
 xii) The land forms part of a landscape that is treasured by residents for recreational purposes; and  
 xiii) Development would result in mature trees being lost which are home to a variety of birds and transform the land into a "concrete coalescent jungle".

<b>59 - 18751</b>	<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>4 General Development Considerations</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: GEN2 Development Inside Settlement Boundaries</i>	<i>Category: Supporting a proposed settlement boundary in the Plan</i>
	<i>Settlement: Mold</i>	<i>Site: Denbigh Road</i>	<i>Mod Ref: MOD4/25</i>

Supports revised settlement boundary.

n/a

Noted

n/a

<b>59 - 18878</b>	<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>4 General Development Considerations</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: GEN2 Development Inside Settlement Boundaries</i>	<i>Category: Objecting to the proposed inclusion of land in the Plan</i>
	<i>Settlement: Pentre Halkyn</i>	<i>Site: Halkyn Hall</i>	<i>Mod Ref: MOD4/28</i>

Objects to the inclusion of land at Halkyn Hall within the Pentre Halkyn settlement boundary. The land should remain as open countryside until the review of UDP.

Seeks exclusion of site from settlement boundary.

Not accepted. The issue of whether the land at Halkyn Hall should be included within the settlement boundary was raised at the deposit stage and was consequently considered as part of the Public Inquiry and this objection raises no new issues. In addition, no representations were submitted in relation to Further Proposed Change 598 which included the land within the settlement boundary.

That MOD4/28 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the Public Inquiry or Further Proposed Modifications.

Settlement boundaries were reviewed in the preparation of the UDP and the fact that this site was originally omitted from the Plan was an anomaly. Therefore to exclude the land from the settlement boundary is in the Council's view illogical as it relates better to the built environment than the countryside beyond. The Inspector comments 'I agree with the objector that it is illogical to exclude the garden of Halkyn Hall from the defined built up area and this view is shared by the Council who propose changing the plan by FPC598. The garden is triangular shaped and the 2 long sides abut built development leaving only a short frontage onto the road and the countryside beyond. Whilst in other locations the nature of the gardens would justify their location outside the settlement, in this particular case the surroundings indicate otherwise.'

Reasons for Representation		Requested Changes		Councils Response	Recommendation
				Pentre Halkyn has no housing allocation and in conjunction with completions and commitments, the development of the objection site would bring about a growth rate of 6% which is well within the 0-10% indicative growth band for a category C settlement. Such a level of growth is in accordance with the Plan Strategy and is neither harmful nor excessive. It is also worth mentioning that under the terms of the new policy HSG3, any new housing development in a Category C settlement would be for proven local need. In these circumstances, it is not considered necessary for the site to revert back to open countryside in order for it to be considered as part of the review of the UDP.	
<b>59 - 18752</b>	<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>4 General Development Considerations</b>		
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> GEN2 Development Inside Settlement Boundaries	<i>Category:</i>	<b>Supporting a proposed settlement boundary in the Plan</b>	
	<i>Settlement:</i> Rhewl Mostyn	<i>Site:</i> Swn y Mor		<i>Mod Ref:</i> MOD4/29	
Supports revised settlement boundary.	n/a	Noted		n/a	
<b>59 - 18753</b>	<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>4 General Development Considerations</b>		
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> GEN5 Green Barriers	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>	
	<i>Settlement:</i> Hawarden	<i>Site:</i> Daleside Garden Centre		<i>Mod Ref:</i> MOD4/47	
Supports revised green barrier.	n/a	Noted		n/a	
<b>1375 - 19276</b>	<b>Ms Ann Jones</b>	<b>Campaign to Protect Rural England</b>	<b>4 General Development Considerations</b>		
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> GEN5 Green Barriers	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>	
	<i>Settlement:</i>	<i>Site:</i> North of Shotwick Road		<i>Mod Ref:</i> MOD4/48	
Supports designation of the land as green barrier to ensure that a consistent approach to green barrier designation along the County boundary with Cheshire.	n/a	Noted		n/a	
<b>59 - 18755</b>	<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>4 General Development Considerations</b>		
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> GEN5 Green Barriers	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>	
	<i>Settlement:</i> Deeside Settlements	<i>Site:</i> Land East of A494, Drome Corner		<i>Mod Ref:</i> MOD4/48	



# Representations and Responses

## 4 General Development

Reasons for Representation		Requested Changes		Councils Response	Recommendation
Supports revised green barrier.				Noted	n/a
<b>59 - 18754</b>		<b>Klaus Armstrong-Braun</b>		<b>Envirowatch</b>	<b>4 General Development Considerations</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: GEN5 Green Barriers</i>		<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i>	<b>Deeside Settlements</b>	<i>Site:</i>	<b>North of Shotwick Road</b>	<i>Mod Ref: MOD4/48</i>
Supports revised green barrier.				Noted	n/a
<b>914 - 19232</b>	<b>Mr</b>	<b>P M Redmond</b>		<b>Burton Residents Association</b>	<b>4 General Development Considerations</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: GEN5 Green Barriers</i>		<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i>	<b>Deeside Settlements</b>	<i>Site:</i>	<b>North of Shotwick Road</b>	<i>Mod Ref: MOD4/48</i>
Supports the designation of land to the north of Shotwick Road as green barrier.		n/a		Noted	n/a
<b>59 - 18756</b>		<b>Klaus Armstrong-Braun</b>		<b>Envirowatch</b>	<b>4 General Development Considerations</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: GEN5 Green Barriers</i>		<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i>	<b>Soughton</b>	<i>Site:</i>	<b>Tennant Farm</b>	<i>Mod Ref: MOD4/51</i>
Supports revised green barrier.		n/a		Noted	n/a
<b>59 - 18952</b>		<b>Klaus Armstrong-Braun</b>		<b>Envirowatch</b>	<b>4 General Development Considerations</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: GEN6 Environmental Assessment</i>		<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>		<i>Site:</i>		<i>Mod Ref: MOD4/52</i>
Supports the revised policy wording.		n/a		Noted	n/a

# Representations and Responses

# 5 Design

Reasons for Representation		Requested Changes	Councils Response	Recommendation
59 - 18953		Klaus Armstrong-Braun	Envirowatch	5 Design
<i>Nature of Representation:</i>	<i>Para: 5.8</i> <i>Settlement:</i>	<i>Pol: D1 Design Quality</i> <i>Site:</i>	<i>Category:</i>	<b>Supporting a reasoned justification in the Plan</b> <i>Mod Ref: MOD5/11</i>
Supports the revision to the explanatory text.		n/a	Noted	n/a
59 - 18954		Klaus Armstrong-Braun	Envirowatch	5 Design
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i>	<i>Pol: D8 Outdoor Advertisements</i> <i>Site:</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b> <i>Mod Ref: MOD5/27</i>
Supports the additional policy cross references.		n/a	Noted	n/a

# Representations and Responses

Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>59 - 18955</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>6 Trees, Woodlands and Hedgerows</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: Policy objectives</i>	<i>Category:</i>	<b>Supporting a reasoned justification in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD6/1</i>
Supports the additional indicator of policy performance.		n/a	Noted	n/a
<b>59 - 18957</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>6 Trees, Woodlands and Hedgerows</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: TWH2 Development Affecting Trees and Woodlands</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD6/4</i>
Supports the revisions to the policy.		n/a	Noted	n/a
<b>59 - 18958</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>6 Trees, Woodlands and Hedgerows</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: TWH2 Development Affecting Trees and Woodlands</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD6/7</i>
Supports additional policy wording.		n/a	Noted	n/a
<b>59 - 18959</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>6 Trees, Woodlands and Hedgerows</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: TWH3 Protection of Hedgerows</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD6/8</i>
Supports revision to policy.		n/a	Noted	n/a

# Representations and Responses

# 7 Landscapes

Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>59 - 18960</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para: 7.7</i>	<i>Pol: L1 Landscape Character</i>	<i>Category:</i>	<b>Supporting a reasoned justification in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD7/5</i>
Supports revised explanatory text.		n/a	Noted	n/a
<b>59 - 18757</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Bagillt</i>	<i>Site: Land between Wern Ucha &amp; Bryn Dyrys</i>		<i>Mod Ref: MOD7/14</i>
Supports new green space.		n/a	Noted	n/a
<b>59 - 18758</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Bagillt</i>	<i>Site: Llys Maesteg</i>		<i>Mod Ref: MOD7/15</i>
Supports new green space.		n/a	Noted	n/a
<b>59 - 18759</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Bagillt</i>	<i>Site: Victoria Road</i>		<i>Mod Ref: MOD7/16</i>
Supports new green space.		n/a	Noted	n/a
<b>59 - 18880</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Objecting to a proposed designation in the Plan</b>
	<i>Settlement: Broughton</i>	<i>Site: Broughton Park landscape buffer</i>		<i>Mod Ref: MOD7/17</i>

Objects to modification ii) which deleted the triangular area of land to the east of S1(10) from the green space designation. The land is part of a sensitive wildlife area involving great crested newt mitigation.

Seeks re-instatement of green space designation

Not Accepted. The Inspector considered the issues being raised by the objector and recommended in para 12.14.13 (ii) and 7.12.9 (ii) that the triangular area of land to the east of S1(10) be excluded from the L3 (5) green space designation and included within the S1 (10) commercial allocation.

In respect of the issue of nature conservation the Inspector commented 'The Council's argument that the land was included in the green space designation partly to provide an additional area of protection and buffer between proposed

That MOD7/17 and MOD12/138 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the Public Inquiry or Further Proposed Modifications.

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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development and the newt reserve is somewhat confusing. The County Ecologist indicates in a memo dated 8 April 2008 that the creation of a buffer zone between the commercial allocation and the pocket nature reserve is desirable and would be so, whether protected species are present or not. However, such a buffer zone is not indicated as being a necessity. There is no such buffer between that part of S1(10) which is adjacent to the newt reserve. The allocation comes up to the boundary which is marked by permanent amphibian fencing. It is not clear why a similar approach cannot be taken to the triangular parcel of land. Such an approach would be in line with the suggestion made by CCW'. The Inspector clearly thought that the development control process could ensure appropriate mitigation measures where nature conservation issues were identified.

In respect of the green space designation the Inspector commented 'The objection land forms part of a larger green space designation. However, it is different in character to the rest of the green space and separated from it by a substantial hedgerow and deep ditch. It is visually and physically separate and does not make such a significant contribution to, or have a significant role in, the network of open spaces in the vicinity. Given these circumstances the green space designation is not justified and I consider the land should be included in S1(10)'. The Inspector clearly did not consider that the land performed any of the functions or have any of the characteristics necessary for designation as a green space.

On this basis it is considered that the objector has not raised any substantive new evidence or issues in terms of either nature conservation issues or its function as a green space which would warrant the re-designation of the land as green space.

501 - 19191	Mr	R N Barnes	Broughton & Bretton Community Council	7 Landscapes
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Objecting to the non-allocation of land in the Plan</b>
	<i>Settlement: Broughton</i>	<i>Site: Broughton Park Landscape Buffer</i>		<i>Mod Ref: MOD7/17</i>

Objects to the deletion of the compound site as this is an important buffer between existing housing and the retail park.

not specified

Not Accepted. The Inspector considered the issue being raised by the objector and concluded in para 7.12.9 (iii) and 11.94.8 that the compound site be excluded from the L3(5) green space designation and allocated for residential development. The Inspector commented 'The deletion of parts of the green space around the retail park as a result of PC106 reduces the open setting of that development and weakens

That MOD7/17 be carried forward to adoption on the basis that the objector has raised no substantive new evidence or issues which would warrant a re-opening of the public inquiry or result in further Proposed Modifications.

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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the network of open spaces in the area. As a consequence I do not consider it is necessary to retain this area of green space as part of the network of green space around the retail park. No evidence has been given to indicate why the buffer between the retail park and the housing to the west needs to be so extensive. The green space to the south of the compound is much narrower and there are no indications it does not provide an appropriate buffer. The area that is the subject of these objections has no value as a character feature in the locality or inherent landscape quality. Neither does it provide a link to open countryside. Its deletion from L3(5) would not undermine the remaining areas'.

In recommending the allocation of the site for housing the Inspector also commented 'If the area is required to provide a buffer between the housing development to the west and the Retail Park I see no reason why the development of an appropriately designed housing development would conflict with that purpose. Its development would not have a detrimental impact on the setting of the adjacent Broughton Retail Park. It could be designed to minimise visual and noise intrusion from this edge of the retail park and also provide an opportunity for landscaping'. Any development proposals for housing which come forward on the site will need to satisfy the Plans framework of policies in respect of amenity, landscaping, design, pollution etc in order to ensure a satisfactory living environment and relationship with adjoining land uses.

The Council accepts that the retention of the compound site as green space is not warranted either having regard to its particular character and appearance or its function in acting as a buffer to the adjacent retail park. The retention of a suitable landscaping buffer can be addressed as part of the consideration of detailed development proposals. It is not considered that the objector has raised any new evidence or explanation as to why re-instatement as green space is warranted.

59 - 18760	Klaus Armstrong-Braun	Envirowatch	7 Landscapes
<i>Nature of Representation:</i>	<i>Para:</i> Broughton	<i>Pol:</i> L3 Green Spaces <i>Site:</i> Brookes Avenue	<i>Category:</i> Supporting a proposed designation in the Plan <i>Mod Ref:</i> MOD7/18

Supports new green space.

n/a

Noted

n/a

# Representations and Responses

# 7 Landscapes

Reasons for Representation		Requested Changes		Councils Response	Recommendation
501 - 19194	Mr	R N Barnes		Broughton & Bretton Community Council	7 Landscapes
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> L3 Green Spaces		<i>Category:</i>	<b>Supporting a proposed site in the Plan</b>
	<i>Settlement:</i> Broughton		<i>Site:</i> Brookes Avenue		<i>Mod Ref:</i> MOD7/18
Supports the modification.				Noted	n/a
59 - 18761		Klaus Armstrong-Braun		Envirowatch	7 Landscapes
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> L3 Green Spaces		<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> Broughton		<i>Site:</i> Ffordd Cledwen		<i>Mod Ref:</i> MOD7/19
Supports new green space.		n/a		Noted	n/a
501 - 19195	Mr	R N Barnes		Broughton & Bretton Community Council	7 Landscapes
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> L3 Green Spaces		<i>Category:</i>	<b>Supporting a proposed site in the Plan</b>
	<i>Settlement:</i> Broughton		<i>Site:</i> Ffordd Cledwen		<i>Mod Ref:</i> MOD7/19
Supports the modification.				Noted	n/a
59 - 18762		Klaus Armstrong-Braun		Envirowatch	7 Landscapes
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> L3 Green Spaces		<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> Buckley		<i>Site:</i> West of Elfed Park		<i>Mod Ref:</i> MOD7/22
Supports revised green space.		n/a		Noted	n/a
59 - 18763		Klaus Armstrong-Braun		Envirowatch	7 Landscapes
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> L3 Green Spaces		<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> Buckley		<i>Site:</i> Common land within settlement boundary		<i>Mod Ref:</i> MOD7/24
Supports the revised green space.		n/a		Noted	n/a
59 - 18764		Klaus Armstrong-Braun		Envirowatch	7 Landscapes
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> L3 Green Spaces		<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> Buckley		<i>Site:</i> West of Elfed Drive		<i>Mod Ref:</i> MOD7/25
Supports new green space.		n/a		Noted	n/a

# Representations and Responses

# 7 Landscapes

Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>59 - 18765</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Buckley</i>	<i>Site: Mill Lane</i>		<i>Mod Ref: MOD7/26</i>
Supports new green space.	n/a	Noted	n/a	
<b>59 - 18766</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Buckley</i>	<i>Site: Princess Avenue</i>		<i>Mod Ref: MOD7/27</i>
Supports new green space.	n/a	Noted	n/a	
<b>59 - 18767</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Buckley</i>	<i>Site: West View</i>		<i>Mod Ref: MOD7/28</i>
Supports new green space.	n/a	Noted	n/a	
<b>59 - 18768</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Buckley</i>	<i>Site: Laurel Drive / Hawthorne Avenue</i>		<i>Mod Ref: MOD7/29</i>
Supports new green space.	n/a	Noted	n/a	
<b>59 - 18769</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Buckley</i>	<i>Site: Lane End Cricket Club</i>		<i>Mod Ref: MOD7/30</i>
Supports new green space.	n/a	Noted	n/a	
<b>59 - 18770</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Buckley</i>	<i>Site: Chester Road</i>		<i>Mod Ref: MOD7/31</i>
Supports new green space.	n/a	Noted	n/a	



# Representations and Responses

# 7 Landscapes

Reasons for Representation		Requested Changes		Councils Response	Recommendation
<b>59 - 18771</b>		<b>Klaus Armstrong-Braun</b>		<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>		<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> <b>Buckley</b>	<i>Site:</i> <b>Forest Walk</b>			<i>Mod Ref:</i> MOD7/32
Supports new green space.		n/a		Noted	n/a
<b>59 - 18772</b>		<b>Klaus Armstrong-Braun</b>		<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>		<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> <b>Buckley</b>	<i>Site:</i> <b>Forest Walk (2)</b>			<i>Mod Ref:</i> MOD7/33
Supports new green space.		n/a		Noted	n/a
<b>59 - 18773</b>		<b>Klaus Armstrong-Braun</b>		<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>		<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> <b>Buckley</b>	<i>Site:</i> <b>Meadow View, Little Mountain</b>			<i>Mod Ref:</i> MOD7/34
Supports new green space.		n/a		Noted	n/a
<b>59 - 18774</b>		<b>Klaus Armstrong-Braun</b>		<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>		<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> <b>Buckley</b>	<i>Site:</i> <b>The Flash</b>			<i>Mod Ref:</i> MOD7/35
Supports new green space.		n/a		Noted	n/a
<b>4110 - 19397</b>		<b>Cllr</b>	<b>Michael Peers</b>		<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>		<i>Category:</i>	<b>Objecting to a proposed designation in the Plan</b>
	<i>Settlement:</i> <b>Drury &amp; Burntwood</b>	<i>Site:</i> <b>Land between Burntwood Road and Meadow Avenue</b>			<i>Mod Ref:</i> MOD7/36

Objects to the deletion of part of the green space designation and calls upon the planning authority to rescind the decision to de-allocate part of L3(18).  
 i) at deposit stage no objections were received against the proposal  
 ii) an objection in relation to the green space was subsequently received from one of the landowners almost 3 years after deposit and was rightly dismissed by planning officers for the correct reasons a) being late and unable to be accepted and

Seeks re-instatement of whole of green space

Not accepted. The objector raises procedural matters relating to the manner in which the objection was lodged. These matters have been addressed separately. In terms of green space designations applying equally to private and public land, it is accepted that several such designations throughout the County may be on private land. However, the key point is whether they fulfil the functions of a green space as set out in the explanation to policy L3 and whether they are of a character and appearance which warrants protection as green space.

That MOD7/36 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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b) that the L3 designation was correctly allocated and was of value to the community.  
 iii) following further correspondence from landowner the objection was accepted and the decision to not accept the objection was overturned by the Officer but not for any valid planning reasons  
 iv) it was reported to Executive and Full Council that an objection had been accepted by planning officers but it was not disclosed that the objection had initially been overturned by Officers. Nor had it been disclosed to Executive or Council that the objection had been received at proposed changes stage when the local planning authority had made it clear that objections at proposed changes stage could not be related to the deposit draft plan.  
 v) a late objection (by 6 months) in relation to L3(17) had been dismissed by Officers as being late and that it would not be considered. Double standards are operating within the planning authority and by restoring the status quo in relation to L3(18) and keeping the whole site allocated as originally planned by Officers, public confidence would be restored.  
 v) the designation of L3 applies equally to public or privately owned land and the allocation should be restored to provide the value to the community originally envisaged by Officers in the allocation at deposit stage.

The objection site is overgrown and contains piles of rubble, and is quite different to the character of the bulk of the site which comprises gorse bushes and rough woodland, interspersed by pathways. In contrast to the open character of the main part of the designation, the objection site is far less open in character and has a more self contained nature. The objection site was originally included in the green space on the basis of visual linkage and the prospect of a further potential access into the green space from Drury Lane. However, it is physically separated by a chain link fence, thereby preventing public access. The site has little amenity value in its own right and its removal from the designation will not affect the use of the remaining green space or undermine its function as a visual break in the developed area.

The Inspector commented 'I agree with both the objector and the Council that the objection site should be deleted from L3(18). It is overgrown private land enclosed by a chain link fence. I do not consider it fulfils any of the reasons for designating green space and its deletion would not affect the use of the remaining green space or undermine its function. It follows I support FPC605'.

The objection has not raised any issues or new evidence which would justify the re-designation of the objection site as green space. The deletion of the objection site from the green space is considered to be wholly justified.

59 - 18775	Klaus Armstrong-Braun	Enviowatch	7 Landscapes
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Carmel	<i>Pol:</i> L3 Green Spaces <i>Site:</i> Adj. Celyn Farm	<i>Category:</i> Supporting a proposed designation in the Plan <i>Mod Ref:</i> MOD7/37

Supports revised green space. n/a Noted n/a

59 - 18776	Klaus Armstrong-Braun	Enviowatch	7 Landscapes
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Carmel	<i>Pol:</i> L3 Green Spaces <i>Site:</i> Carmel Road	<i>Category:</i> Supporting a proposed designation in the Plan <i>Mod Ref:</i> MOD7/38

Supports new green space. n/a Noted n/a

# Representations and Responses

# 7 Landscapes

Reasons for Representation		Requested Changes		Councils Response	Recommendation
<b>59 - 18777</b>		<b>Klaus Armstrong-Braun</b>		<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>		<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i>	<b>Carmel</b>	<i>Site:</i>	<b>Tan y Coed</b>	<i>Mod Ref:</i> MOD7/39
Supports new green space.		n/a		Noted	n/a
<b>59 - 18778</b>		<b>Klaus Armstrong-Braun</b>		<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>		<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i>	<b>Connah's Quay</b>	<i>Site:</i>	<b>Central Park</b>	<i>Mod Ref:</i> MOD7/43
Supports new green space.		n/a		Noted	n/a
<b>59 - 18779</b>		<b>Klaus Armstrong-Braun</b>		<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>		<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i>	<b>Connah's Quay</b>	<i>Site:</i>	<b>Adj Broadoak Wood</b>	<i>Mod Ref:</i> MOD7/44
Supports new green space.		n/a		Noted	n/a
<b>59 - 18780</b>		<b>Klaus Armstrong-Braun</b>		<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>		<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i>	<b>Connah's Quay</b>	<i>Site:</i>	<b>Land rear of Bryn Road Cemetery</b>	<i>Mod Ref:</i> MOD7/45
Supports new green space.		n/a		Noted	n/a
<b>59 - 18782</b>		<b>Klaus Armstrong-Braun</b>		<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>		<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i>	<b>Connah's Quay</b>	<i>Site:</i>	<b>Llwyni Drive</b>	<i>Mod Ref:</i> MOD7/46
Support new green space.		n/a		Noted	n/a
<b>59 - 18784</b>		<b>Klaus Armstrong-Braun</b>		<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>		<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i>	<b>Connah's Quay</b>	<i>Site:</i>	<b>Ffordd Cae Llwyn</b>	<i>Mod Ref:</i> MOD7/47
Supports new green space.		n/a		Noted	n/a

# Representations and Responses

# 7 Landscapes

Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>59 - 18785</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Ewloe</i>	<i>Site: Former railway tramway</i>		<i>Mod Ref: MOD7/48</i>
Supports new green space.	n/a	Noted	n/a	
<b>59 - 18786</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Ewloe</i>	<i>Site: Carlines Avenue</i>		<i>Mod Ref: MOD7/49</i>
Supports new green space.	n/a	Noted	n/a	
<b>59 - 18787</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Ewloe</i>	<i>Site: Maple Crescent</i>		<i>Mod Ref: MOD7/50</i>
Supports new green space.	n/a	Noted	n/a	
<b>59 - 18788</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Flint</i>	<i>Site: London Road</i>		<i>Mod Ref: MOD7/53</i>
Supports revised green space.	n/a	Noted	n/a	
<b>59 - 18789</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Flint</i>	<i>Site: Windsor Drive</i>		<i>Mod Ref: MOD7/54</i>
Supports new green space.		Noted	n/a	
<b>59 - 18790</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Flint Mountain</i>	<i>Site: Village Green</i>		<i>Mod Ref: MOD7/55</i>
Supports new green space.	n/a	Noted	n/a	

# Representations and Responses

# 7 Landscapes

Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>59 - 18792</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Flint Mountain</i>	<i>Site: School Lane / Y Waun</i>		<i>Mod Ref: MOD7/56</i>
Supports new green space.	n/a	Noted	n/a	
<b>59 - 18793</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Gorsedd</i>	<i>Site: Land adj The Vicarage</i>		<i>Mod Ref: MOD7/57</i>
Supports the revised green space.	n/a	Noted	n/a	
<b>59 - 18794</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Greenfield</i>	<i>Site: Tan y Felin (2)</i>		<i>Mod Ref: MOD7/59</i>
Supports new green space.	n/a	Noted	n/a	
<b>59 - 18795</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Greenfield</i>	<i>Site: Cairnton Crescent</i>		<i>Mod Ref: MOD7/60</i>
Supports new green space.	n/a	Noted	n/a	
<b>59 - 18796</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Greenfield</i>	<i>Site: Bagillt Road</i>		<i>Mod Ref: MOD7/61</i>
Supports new green space.	n/a	Noted	n/a	
<b>59 - 18798</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Gwernaffield</i>	<i>Site: Cae Rhug Lane</i>		<i>Mod Ref: MOD7/62</i>
Supports new green space.	n/a	Noted	n/a	

# Representations and Responses

# 7 Landscapes

Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>59 - 18799</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Overlea Drive</b>		<i>Mod Ref:</i> MOD7/63
Supports new green space.	n/a	Noted	n/a	
<b>59 - 18800</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Truemans Hill / Motte</b>		<i>Mod Ref:</i> MOD7/64
Supports new green space.	n/a	Noted	n/a	
<b>59 - 18802</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> <b>Higher Kinnerton</b>	<i>Site:</i> <b>The Chase</b>		<i>Mod Ref:</i> MOD7/65
Supports new green space.	n/a	Noted	n/a	
<b>59 - 18803</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> <b>Higher Kinnerton</b>	<i>Site:</i> <b>Main Road Football Pitch</b>		<i>Mod Ref:</i> MOD7/66
Supports new green space.	n/a	Noted	n/a	
<b>59 - 18804</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> <b>Holywell</b>	<i>Site:</i> <b>Penymaes Road</b>		<i>Mod Ref:</i> MOD7/67
Supports revised green space.	n/a	Noted	n/a	
<b>59 - 18805</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> <b>Holywell</b>	<i>Site:</i> <b>Pistyll</b>		<i>Mod Ref:</i> MOD7/68
Supports new green space.	n/a	Noted	n/a	

# Representations and Responses

# 7 Landscapes

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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<b>59 - 18806</b>	<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>L3 Green Spaces</b> <i>Site:</i> <b>Leaches Lane</b>	<i>Category:</i> <b>Supporting a proposed designation in the Plan</b> <i>Mod Ref:</i> MOD7/70

Supports new green space.	n/a	Noted	n/a
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<b>59 - 18807</b>	<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mold</b>	<i>Pol:</i> <b>L3 Green Spaces</b> <i>Site:</i> <b>Adj Maes Bodlonfa</b>	<i>Category:</i> <b>Supporting a proposed designation in the Plan</b> <i>Mod Ref:</i> MOD7/71

Supports revised green space.	n/a	Noted	n/a
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<b>1022 - 19309</b>	<b>Mr Fred Boneham</b>	<b>Mold Town Council</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mold</b>	<i>Pol:</i> <b>L3 Green Spaces</b> <i>Site:</i> <b>Adj. Maes Bodlonfa</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD7/71

<p>Confused about the designation as a green space. The Town Council submitted an application for a skateboard park on Kendrick's Field which was refused on appeal because '...the development would erode the amount of open green space..... and would severely harm the character and appearance of the green space and the surrounding area'. The PM includes the tennis courts within the green space designation - does this inclusion of a formal area for recreation as a green space not contradict the conclusions set out in the appeal decision. Seeking to identify a further site for a skateboard park within the town and are therefore concerned that any new proposal likely to be on a designated green space might be refused.</p>	<p>Seeks assurance that a skateboard park can be considered on a designated green space</p>	<p>Not Accepted. The Inspector considered the proposed change (PC156) to Maes Bodlonfa and commented in para 7.43 'In essence what L3 seeks to do is to protect the designated areas from development which would undermine their function, value as green space and value to the community. The addition to L3(76) proposed by PC156 does not affect the existing designation or protection afforded to land already identified as L3(76). The tennis courts and bowling green are obviously of value to the locality and are complementary to the adjacent recreational uses. I consider it is appropriate to designate them green space'.</p> <p>In designating green spaces the UDP seeks to take a consistent approach in recognising that open spaces have multiple functions which include children's play and sport as well as nature conservation, amenity and quiet enjoyment. Clearly the proposal for a skateboard park at Kendricks Field has raised questions in relation to the green space designation however it should be noted that in all circumstances where structures are proposed for siting and erection of a designated green space it will be a matter of detailed assessment to ensure that amenity is protected. In this manner, the proposal for a skateboard park at Kendricks Field was considered to be unacceptable having regard to its potential impact upon neighbourhood amenity, and visual amenity of the green space, not because of any principle</p>	<p>That MOD7/71 be carried forward to adoption on the basis that the objector has no substantive new evidence or issues which would warrant a re-opening of the public inquiry or result in further Proposed Modifications.</p>
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# Representations and Responses

## 7 Landscapes

Reasons for Representation		Requested Changes	Councils Response	Recommendation
			<p>objections to the erection of sport and recreation equipment / structures.</p> <p>On this basis it is considered that the objector has not questioned the broader principle of safeguarding the land as green space, in order to offer protection from development. Rather, the objector has queried the manner in which site specific proposals would be assessed against the policy. This is clearly something that can only be assessed as individual proposals are brought through the development control process. It is not considered that the objector has raised any new evidence or issues which would warrant a change to the designation.</p>	
<b>59 - 18808</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Mold</i>	<i>Site: Maes Gwern</i>		<i>Mod Ref: MOD7/72</i>
Supports revised green space.	n/a	Noted	n/a	
<b>59 - 18809</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Mold</i>	<i>Site: Ffordd Dolgoed</i>		<i>Mod Ref: MOD7/73</i>
Supports the new green space.	n/a	Noted	n/a	
<b>59 - 18810</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Mold</i>	<i>Site: Victoria Park</i>		<i>Mod Ref: MOD7/74</i>
Supports the green space.	n/a	Noted	n/a	
<b>59 - 18811</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Mold</i>	<i>Site: Gas Lane</i>		<i>Mod Ref: MOD7/75</i>
Supports new green space.	n/a	Noted	n/a	



# Representations and Responses

## 7 Landscapes

Reasons for Representation		Requested Changes		Councils Response	Recommendation
1022 - 19311	Mr	Fred Boneham		Mold Town Council	7 Landscapes
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> L3 Green Spaces		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Mold		<i>Site:</i> Gas Lane		<i>Mod Ref:</i> MOD7/75
Concerned that the designation of the area at Gas Lane as green space could prevent the future development of the land as a cemetery, given the appeal decision relating to the skateboard park.		Seeks assurance that such a proposal is not prohibited in a green space		Not Accepted. The Council designated land at Gas Lane as part of the Proposed Changes. In the absence of an objection to PC159 the site was not considered by the Inspector at the Inquiry. In designating green spaces the UDP seeks to take a consistent approach in recognising that open spaces have multiple functions which include children's play and sport as well as nature conservation, amenity and quiet enjoyment. Clearly any future proposal for development on the existing playing field at Gas Lane will be subject to assessment through the development control process and it is difficult and inappropriate to speculate on whether such a proposal would be appropriate at this time. However specifically in relation to developments not involving the erection of buildings or large structures it is considered that a green space designation and a proposal for a cemetery could be acceptable in principle subject to detailed assessment of the proposal.  On this basis it is considered the principle of safeguarding the land from built development, and recognising its importance to the local community is not challenged by the objector, who has raised no substantive evidence or issues which would warrant a change to the designation.	That MOD7/75 be carried forward to adoption on the basis that the objector has no substantive new evidence or issues which would warrant a re-opening of the public inquiry or result in further Proposed Modifications.
59 - 18815		Klaus Armstrong-Braun		Envirowatch	7 Landscapes
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> L3 Green Spaces		<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> Mold		<i>Site:</i> Maes y Dre		<i>Mod Ref:</i> MOD7/76
Supports new green space.		n/a		Noted	n/a
59 - 18816		Klaus Armstrong-Braun		Envirowatch	7 Landscapes
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> L3 Green Spaces		<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> Mold		<i>Site:</i> Railway Line / R. Alyn Meadows		<i>Mod Ref:</i> MOD7/77
Supports revised green space.		n/a		Noted	n/a

# Representations and Responses

# 7 Landscapes

Reasons for Representation		Requested Changes		Councils Response	Recommendation
<b>59 - 18817</b>		<b>Klaus Armstrong-Braun</b>		<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>		<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> <b>Mynydd Isa</b>		<i>Site:</i> <b>Adj Bryn Road</b>		<i>Mod Ref:</i> MOD7/78
Supports revised green space designation.				Noted	n/a
<b>59 - 18818</b>		<b>Klaus Armstrong-Braun</b>		<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>		<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> <b>Mynydd Isa</b>		<i>Site:</i> <b>Heol Fammau Park</b>		<i>Mod Ref:</i> MOD7/79
Supports new green space.		n/a		Noted	n/a
<b>59 - 18819</b>		<b>Klaus Armstrong-Braun</b>		<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>		<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> <b>New Brighton</b>		<i>Site:</i> <b>Land adj A494</b>		<i>Mod Ref:</i> MOD7/80
Supports new green space.		n/a		Noted	n/a
<b>285 - 19266</b>		<b>Mrs Anne Greenland</b>	<b>Northop Hall Community Council</b>		<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>		<i>Category:</i>	<b>Objecting to the non-allocation of land in the Plan</b>
	<i>Settlement:</i> <b>Northop Hall</b>		<i>Site:</i> <b>Llys Ben</b>		<i>Mod Ref:</i> MOD7/81

The site should be protected as a valuable site and community facility in the long term. The green space designation would afford that protection beyond the lifetime of the present plan.

delete modification 7/81

Not Accepted. The Inspector considered the issues being raised by the objector and concluded in para 7.53.5 that the green space designation at Llys Ben should be deleted. The Inspector commented 'Although L3(94) does have the attributes of a green space designation, in that it is a well used local character feature used informally for walking and children's play, I do not consider it should be designated as green space. 4612 and related objections to be found in Chapter 11 may indicate development pressure, but the designation lies outside the settlement where green barrier, countryside, landscape and wildlife policies will safeguard its attributes. In these circumstances it would be inconsistent with the Council's treatment of other sites and serve little practical purpose for L3(94) to remain in the plan. Its status as private open land and lack of legal public access may in the future change the extent of its public use, but that would also be the case if the site were to be designated green space. A UDP

That MOD7/81 be carried forward to adoption on the basis that the objector has raised no substantive new evidence or issues which would warrant a re-opening of the public inquiry or result in further Proposed Modifications.

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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designation does not supersede a landowner's rights'.

In de-designating this site the Inspector stated that the location of the site outside of the settlement boundary of Northop Hall within a designated green barrier would safeguard the landscape characteristics and special value of the site. The Council accepts that a green space designation in this instance would be inconsistent with the rest of the plan and the approach taken to the designation of green spaces across the County and would therefore be inappropriate within that context. On this basis it is considered that MOD7/81 be carried forward to adoption on the basis that the objector has no substantive new evidence or explanation as to why the green space should be re-designated.

59 - 18820	Klaus Armstrong-Braun	Envirowatch	7 Landscapes
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Northop Hall	<i>Pol:</i> L3 Green Spaces <i>Site:</i> Lllys y Wennol	<i>Category:</i> Supporting a proposed designation in the Plan <i>Mod Ref:</i> MOD7/82
Supports new green space.	n/a	Noted	n/a
59 - 18821	Klaus Armstrong-Braun	Envirowatch	7 Landscapes
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Pentre Halkyn	<i>Pol:</i> L3 Green Spaces <i>Site:</i> Lon y Fron	<i>Category:</i> Supporting a proposed designation in the Plan <i>Mod Ref:</i> MOD7/83
Supports new green space.	n/a	Noted	n/a
59 - 18822	Klaus Armstrong-Braun	Envirowatch	7 Landscapes
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Penyffordd & Penymynydd	<i>Pol:</i> L3 Green Spaces <i>Site:</i> Green Park	<i>Category:</i> Supporting a proposed designation in the Plan <i>Mod Ref:</i> MOD7/84
Supports new green space.	n/a	Noted	n/a
59 - 18823	Klaus Armstrong-Braun	Envirowatch	7 Landscapes
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Penyffordd & Penymynydd	<i>Pol:</i> L3 Green Spaces <i>Site:</i> Melwood Close	<i>Category:</i> Supporting a proposed designation in the Plan <i>Mod Ref:</i> MOD7/85
Supports new green space.	n/a	Noted	n/a

# Representations and Responses

# 7 Landscapes

Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>59 - 18824</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Saltney</i>	<i>Site: Park Avenue</i>		<i>Mod Ref: MOD7/86</i>
Supports new green space.		n/a	Noted	n/a
<b>59 - 18825</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Saltney</i>	<i>Site: Balderton Brook</i>		<i>Mod Ref: MOD7/87</i>
Supports new green space.			Noted	n/a
<b>59 - 18826</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Saltney</i>	<i>Site: Tegid Way</i>		<i>Mod Ref: MOD7/88</i>
Supports new green space.		n/a	Noted	n/a
<b>59 - 18827</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Sandycroft</i>	<i>Site: Crofters Park</i>		<i>Mod Ref: MOD7/89</i>
Supports new green space.		n/a	Noted	n/a
<b>59 - 18828</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Shotton &amp; Aston</i>	<i>Site: Alexander Street</i>		<i>Mod Ref: MOD7/90</i>
Supports new green space.		n/a	Noted	n/a
<b>59 - 18829</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Shotton &amp; Aston</i>	<i>Site: North Street</i>		<i>Mod Ref: MOD7/91</i>
Supports new green space.		n/a	Noted	n/a

# Representations and Responses

## 7 Landscapes

Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>59 - 18830</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Shotton &amp; Aston</i>	<i>Site: Central Drive</i>		<i>Mod Ref: MOD7/92</i>
Supports new green space.	n/a	Noted	n/a	
<b>59 - 18831</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Shotton &amp; Aston</i>	<i>Site: Shotton Lane</i>		<i>Mod Ref: MOD7/93</i>
Supports new green space.	n/a	Noted	n/a	
<b>59 - 18832</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Soughton</i>	<i>Site: Bryn Hyfryd</i>		<i>Mod Ref: MOD7/94</i>
Supports new green space.	n/a	Noted	n/a	
<b>59 - 18833</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L3 Green Spaces</i>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement: Treuddyn</i>	<i>Site: Queen Street</i>		<i>Mod Ref: MOD7/95</i>
Supports new green space.	n/a	Noted	n/a	
<b>59 - 18991</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>7 Landscapes</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: L5 Environmental Improvement Schemes</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD7/102</i>
Supports revision to policy wording.	n/a	Noted	n/a	

# Representations and Responses

## 8 Wildlife

Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>59 - 18961</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>8 Wildlife and Biodiversity</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: Targets</i>	<i>Category:</i>	<b>Supporting a reasoned justification in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD8/4</i>
Supports revision to target 3.		n/a	Noted	n/a
<b>59 - 18962</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>8 Wildlife and Biodiversity</b>
<i>Nature of Representation:</i>	<i>Para: 8.1</i>	<i>Pol:</i>	<i>Category:</i>	<b>Supporting a reasoned justification in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD8/5</i>
Supports revision to explanatory text.		n/a	Noted	n/a
<b>59 - 18963</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>8 Wildlife and Biodiversity</b>
<i>Nature of Representation:</i>	<i>Para: 8.3</i>	<i>Pol:</i>	<i>Category:</i>	<b>Supporting a reasoned justification in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD8/6</i>
Supports revised explanatory text.		n/a	Noted	n/a
<b>59 - 18964</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>8 Wildlife and Biodiversity</b>
<i>Nature of Representation:</i>	<i>Para: 8.4</i>	<i>Pol:</i>	<i>Category:</i>	<b>Supporting a reasoned justification in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD8/7</i>
Supports additional explanatory text.		n/a	Noted	n/a
<b>59 - 18965</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>8 Wildlife and Biodiversity</b>
<i>Nature of Representation:</i>	<i>Para: 8.6</i>	<i>Pol:</i>	<i>Category:</i>	<b>Supporting a reasoned justification in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD8/8</i>
Supports revision to explanatory text.		n/a	Noted	n/a
<b>59 - 18966</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>8 Wildlife and Biodiversity</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: WB1 Protected Species</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD8/9</i>
Supports revision to policy title.		n/a	Noted	n/a

# Representations and Responses

# 8 Wildlife

Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>59 - 18967</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>8 Wildlife and Biodiversity</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: WB1 Protected Species</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD8/10</i>
Supports revision to policy wording.	n/a		Noted	n/a
<b>59 - 18968</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>8 Wildlife and Biodiversity</b>
<i>Nature of Representation:</i>	<i>Para: 8.7</i>	<i>Pol: WB1 Protected Species</i>	<i>Category:</i>	<b>Supporting a reasoned justification in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD8/11</i>
Supports revised explanatory text.	n/a		Noted	n/a
<b>59 - 18969</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>8 Wildlife and Biodiversity</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: WB2 Sites of International Importance</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD8/12</i>
Supports revised policy wording.	n/a		Noted	n/a
<b>59 - 18970</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>8 Wildlife and Biodiversity</b>
<i>Nature of Representation:</i>	<i>Para: 8.13</i>	<i>Pol: WB2 Sites of International Importance</i>	<i>Category:</i>	<b>Supporting a reasoned justification in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD8/18</i>
Supports the additional explanatory text.	n/a		Noted	n/a
<b>59 - 18971</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>8 Wildlife and Biodiversity</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: WB3 Statutory Sites of National Importance</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD8/20</i>
Supports new policy wording.	n/a		Noted	n/a
<b>59 - 18972</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>8 Wildlife and Biodiversity</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: WB5 Undesignated Wildlife Habitats, Flora and Fauna</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD8/26</i>
Supports new policy wording.	n/a		Noted	n/a

# Representations and Responses

## 8 Wildlife

Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>59 - 18973</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>8 Wildlife and Biodiversity</b>
<i>Nature of Representation:</i>	<i>Para: 8.19</i> <i>Settlement:</i>	<i>Pol: WB5 Undesignated Wildlife Habitats, Flora and Fauna</i> <i>Site:</i>	<i>Category:</i>	<b>Supporting a reasoned justification in the Plan</b> <i>Mod Ref: MOD8/27</i>
Supports revised explanatory text.		n/a	Noted	n/a
<b>59 - 18974</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>8 Wildlife and Biodiversity</b>
<i>Nature of Representation:</i>	<i>Para: 8.20</i> <i>Settlement:</i>	<i>Pol: WB5 Undesignated Wildlife Habitats, Flora and Fauna</i> <i>Site:</i>	<i>Category:</i>	<b>Supporting a reasoned justification in the Plan</b> <i>Mod Ref: MOD8/28</i>
Supports revised explanatory text.		n/a	Noted	n/a
<b>59 - 18975</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>8 Wildlife and Biodiversity</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i>	<i>Pol: WB6 Enhancement of Nature Conservation Interests</i> <i>Site:</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b> <i>Mod Ref: MOD8/30</i>
Supports revision to policy wording.		n/a	Noted	n/a



# Representations and Responses

## 9 Historic Environment

Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>59 - 18976</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>9 Historic Environment</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>Relevant Strategic Aims</b>	<i>Category:</i>	<b>Supporting a reasoned justification in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref:</i> MOD9/1
Supports revisions to relevant strategic aims.	n/a		Noted	n/a
<b>59 - 18834</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>9 Historic Environment</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>HE1 Development Affecting Conservation Areas</b>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> <b>Holywell</b>	<i>Site:</i> <b>Holywell Conservation Area</b>		<i>Mod Ref:</i> MOD9/14
Supports extended conservation area.	n/a		Noted	n/a
<b>59 - 18835</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>9 Historic Environment</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>HE6 Scheduled Ancient Monuments and other Nationally Important Archaeological Sites</b>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> <b>New Brighton</b>	<i>Site:</i> <b>Wats Dyke</b>		<i>Mod Ref:</i> MOD9/33
Supports new scheduled ancient monument designation.	n/a		Noted	n/a
<b>59 - 18836</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>9 Historic Environment</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>HE6 Scheduled Ancient Monuments and other Nationally Important Archaeological Sites</b>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> <b>Ffrith</b>	<i>Site:</i> <b>Adj Blue Bell PH</b>		<i>Mod Ref:</i> MOD9/34
Supports new scheduled ancient monument designation.	n/a		Noted	n/a
<b>59 - 18837</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>9 Historic Environment</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>HE6 Scheduled Ancient Monuments and other Nationally Important Archaeological Sites</b>	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i> <b>Gorsedd</b>	<i>Site:</i> <b>Gorsedd</b>		<i>Mod Ref:</i> MOD9/35
Supports new schedule ancient monument designation.	n/a		Noted	n/a

# Representations and Responses

# 9 Historic Environment

Reasons for Representation		Requested Changes	Councils Response	Recommendation
59 - 18840		Klaus Armstrong-Braun	Envirowatch	9 Historic Environment
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HE6 Scheduled Ancient Monuments and other Nationally Important Archaeological Sites	<i>Category:</i>	Supporting a proposed designation in the Plan
	<i>Settlement:</i> Mynydd Isa	<i>Site:</i> Wats Dyke		<i>Mod Ref:</i> MOD9/36

Supports new scheduled ancient monument designation.

n/a

Noted

n/a

# Representations and Responses

# 10 Access and Comms.

Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>59 - 18977</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>10 Access and Communications</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: AC7 Protection of Disused Railway Lines</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD10/28</i>
Supports revisions to policy wording.		n/a	Noted	n/a
<b>59 - 18978</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>10 Access and Communications</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: AC7 Protection of Disused Railway Lines</i>	<i>Category:</i>	<b>Supporting a reasoned justification in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD10/29</i>
Supports the additional explanatory text.		n/a	Noted	n/a
<b>7669 - 19243</b>		<b>Mobile Operators Association</b>		<b>10 Access and Communications</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: AC22 Location of Installations</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD10/58</i>
Support the modification to AC22 which brings the policy into line with national guidance.		n/a	Noted	n/a
<b>7669 - 19244</b>		<b>Mobile Operators Association</b>		<b>10 Access and Communications</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: AC23 New Development and Interference with Telecommunications Signals</i>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD10/59</i>
Supports the modification to policy AC23 which provides clarity on the issue of interference.		n/a	Noted	n/a

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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7329 - 19296	Mr	J E Yorke	11 Housing
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Flint	<i>Site:</i> Croes Atti, Flint	<i>Mod Ref:</i> NAIR 11.44.3

Original UDP detailed Croes Atti as accommodating 477 dwellings. The IR quotes 637 which objector presumes is a result of planning decisions and the informal change to the planning brief giving land availability of almost 20ha. Also, the through route concept was created making this 33% increase in properties far more impacting on the estate roads of Coed Onn Road and Prince of Wales Ave - a minimum doubling of traffic where there are schools and where the former road does not even have a footway.

The Council advised that people had a right to object but then told them this was incorrect as the site already had outline permission.

Decisions taken subsequently have allowed the 33% increase over that in the original UDP and this is unacceptable.

Therefore objects to the modification allowing 637 dwellings against the original of 477.

Not accepted. The objection does not relate to a specific Proposed Modification nor does it relate to the non acceptance of an Inspector's recommendation, but merely relates to Inspector referencing the revised dwelling capacity at Croes Atti as set out in para 11.44.3 of her Report.

Appendix 3 of the deposit draft Plan sets out housing commitments at the base date of the Plan i.e. 2000, based on the findings of the Joint Housing Land Availability Study 2000. In progressing the Plan, over a 6 year period from the deposit consultation in 2003 it is not unreasonable that circumstances would change. Outline planning permission was granted in 2006 for Croes Atti with condition no. 4 specifying a density of between 30 and 35 dwellings per ha and condition 7 requiring a master plan which would form the basis for all subsequent reserved matters applications. It is as a result of the development control process that the site yield was increased. Indeed it is for circumstances such as this that Appendix 3 is to be deleted in the light of the conclusions of the Inspector in para 21.2.1 of her Report.

In the case of Croes Atti, the site capacity has increased to 637. This information was presented by the Council to the Inspector at the Housing Round Table session, in the form of an updated housing balance sheet to take account of the findings of the 2006 Joint Housing Land Availability Study. This is a yearly study co-ordinated and published by the Department of Economy and Transport at Welsh Assembly Government following joint working with the County Council, local housing associations, statutory undertakers, the Home Builders Federation and private developers. The Inspector is quite justified in taking into account, in her deliberations on site specific objections in Flint, factual information relating to the revised capacity for Croes Atti.

The objector has raised no evidence or explanation as to why it is considered inappropriate to update the Plan in respect of published, factual information on the capacity of the site.

That the objector has raised no substantive evidence or issues which would warrant the Inquiry re-opening or further Proposed Modifications being made.

# Representations and Responses

# 11 Housing

Reasons for Representation		Requested Changes		Councils Response	Recommendation
2238 - 19399	Cllr	Patrick Heesom			11 Housing
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i>	<i>Pol:</i>	<i>Site:</i>	<i>Category:</i> <b>Objecting to a proposed policy in the Plan</b>	<i>Mod Ref:</i> MOD11/1

Objects to the application of the density modification at the Croes Atti site as this justifies the numbers of houses rising from 447 to approx 637.

Not accepted. The objector is correct in that the Inspector recommended that all housing allocations should achieve a minimum density of 30 dwellings per hectare. This recommendation was accepted by the Council in the form of MOD11/1 and in the form of modifications to the yield arising from individual housing allocations. However, the Inspector's recommendation to increase density was an entirely separate matter than the decision to have regard to the capacity of the Croes Atti committed housing site in considering omission site objections in Flint.

That the objector has raised no substantive evidence or issues which would warrant the Inquiry re-opening or further Proposed Modifications being made.

In the deposit draft UDP the Croes Atti site was shown within Appendix 3 as a housing commitment at the base date of the Plan i.e. 2000, with a capacity of 477 units (based on the findings of the Joint Housing Land Availability Study 2000). In progressing the Plan, over a 6 year period from the deposit consultation in 2003 it is not unreasonable that circumstances would change. Outline planning permission was granted in 2006 for Croes Atti with condition no. 4 specifying a density of between 30 and 35 dwellings per ha and condition 7 requiring a master plan which would form the basis for all subsequent reserved matters applications. It is as a result of the development control process that the site yield was increased. Indeed it is for circumstances such as this that Appendix 3 is to be deleted in the light of the conclusions of the Inspector in para 21.2.1 of her Report. The revised site capacity of 637 for Croes Atti was presented by the Council to the Inspector at the Housing Round Table session, in the form of an updated housing balance sheet to take account of the findings of the 2006 Joint Housing Land Availability Study. This is a yearly study co-ordinated and published by the Department of Economy and Transport at Welsh Assembly Government following joint working with the County Council, local housing associations, statutory undertakers, the Home Builders Federation and private developers. The Inspector is quite justified in taking into account, in her deliberations on site specific objections in Flint, factual information relating to the revised capacity for Croes Atti.

The objector has raised no evidence or explanation as to why it is considered inappropriate to update the Plan in respect of published, factual information on the capacity of the site.

# Representations and Responses

# 11 Housing

Reasons for Representation		Requested Changes		Councils Response	Recommendation
1211 - 19249	Mr Michael Barber				11 Housing
<i>Nature of Representation:</i>	<i>Para: 11.4</i> <i>Settlement:</i>	<i>Pol:</i>	<i>Site:</i>	<i>Category:</i> <b>Objecting to a reasoned justification in the Plan</b>	<i>Mod Ref:</i> MOD11/3
Objects to the increased housing requirement of 7,400 as set out in para 11.4 of the revised written statement on the basis that para 11.10 of the revised written statement estimates the increase in population to be 6,100. Requests that a more reasonable figure for the provision of homes is adopted and that the resulting saving in land-take enables HSG1(41a) to be eliminated or at the most, reduced in size to match the deleted Pigeon House Lane site (see rep 1211/O/18747/PM).	Seeks reduced housing requirement figure and deletion / reduction in site of HSG1(41a).	Not accepted. The Plan's overall housing requirement figure is based on a number of factors including population projections. However, of particular significance to the need for housing over the Plan period is the growth in the number of households. The Inspector heard a wide variety of evidence relating to the level of housing required in the County and the manner in which that housing would be provided, at the Housing Round Table session. The Inspector concluded that the provision of 7,400 new homes over the Plan period was both justified and reasonable.	That MOD11/3 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.		
		The land take necessary to achieve that number of houses was considered as part of the assessment of the Council's housing allocations and objectors omission sites, through the Inquiry process. The allocations seek to minimise the use of green field land and seek to make the best use of development sites in terms of securing the highest possible density of development.			
		The objector has not raised any new evidence or explanation as to why the Plan's overall housing requirement should be reduced.			
59 - 18843	Klaus Armstrong-Braun	Enviowatch			11 Housing
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Site: Northop Road</i>	<i>Category:</i> <b>Supporting the non-allocation of land in the Plan</b>	<i>Mod Ref:</i> MOD11/32
Supports revised allocation.	n/a	Noted			n/a
59 - 18845	Klaus Armstrong-Braun	Enviowatch			11 Housing
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Site: Mold Alexandra Football Ground</i>	<i>Category:</i> <b>Supporting the non-allocation of land in the Plan</b>	<i>Mod Ref:</i> MOD11/34
Supports the deletion of the housing allocation.	n/a	Noted			n/a

# Representations and Responses

# 11 Housing

Reasons for Representation		Requested Changes		Councils Response	Recommendation
<b>59 - 18846</b>		<b>Klaus Armstrong-Braun</b>		<b>Envirowatch</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>		<i>Category:</i>	<b>Supporting the non-allocation of land in the Plan</b>
	<i>Settlement: Bagillt</i>		<i>Site: Bedol Farm</i>		<i>Mod Ref: MOD11/41</i>
Supports the deletion of the housing allocation.	n/a		Noted		n/a
<b>59 - 18847</b>		<b>Klaus Armstrong-Braun</b>		<b>Envirowatch</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>		<i>Category:</i>	<b>Supporting the non-allocation of land in the Plan</b>
	<i>Settlement: Bagillt</i>		<i>Site: Victoria Park</i>		<i>Mod Ref: MOD11/42</i>
Supports the deletion of the housing allocation.	n/a		Noted		n/a
<b>129 - 19304</b>		<b>Mr</b>	<b>John Gibbons</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement: Broughton</i>		<i>Site: South of Retail Park</i>		<i>Mod Ref: MOD11/44</i>
Original objections have not been satisfied by the Proposed Modification.		Delete the allocation. Reduce the number of dwellings.	For the Council's response please refer to the main report.		For the Council's response please refer to the main report.
<p>The site is grade 3a agricultural land and should not be developed unless no other land is available. The Council has not exhausted all options relating to identifying alternative sites within the County. The identification of alternatives is not a matter for objectors.</p> <p>Broughton will grow by 19% as a result of the Inspector's recommendations. This exceeds the indicative growth band. Broughton does not have sufficient infrastructure to support this level of growth. The sustainability of the settlement for employment could be hindered given current uncertainties over Airbus, the largest employer in the area.</p> <p>The proposed increase in indicative site yield is unacceptable, particularly if the developer includes a landscape buffer zone, open space, landscaping, and possibly provides land for a new medical centre. The yield should be reduced to take account</p>					

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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of the land needed for a landscape buffer of adequate width.

The site is outside of the settlement boundary. Development is not normally permitted in the open countryside. Where development is permitted in the open countryside it is appropriate to include extensions of residential curtilages. The Council should therefore afford existing residents adjoining the site extensions to their gardens. This would have the effect of further reducing the developable site area.

The allocation should include types of housing appropriate to local need, with priority given to pensioner's bungalows given the ageing population of the area. This has implications for the density.

The spare capacity at local schools will not be sufficient. Community schooling and medical facilities could not accommodate the rise in the local population. A financial contribution to the school would not be adequate. Making land available for a new medical centre would be dependant on the local health board's plans, which do not presently include consideration of a new practice in Broughton.

There are no existing walking or cycling routes on the site as it is undeveloped. The only potential pedestrian links to adjoining residential areas would be through the country park, which is unsafe. Land ownership and possible compulsory purchase issues relating to access issues remain unresolved.

Road safety and congestion issues have not been adequately addressed and remain a serious consideration in light of the A55 upgrade. At busy periods roads in the area are gridlocked.

Drainage remains a concern and should be explored further prior to designation for development.

The development would have a major impact on the existing residents of Broughton and requires careful consideration at development control stage and adequate public consultation. Development should be phased to lessen the immediate impact.



# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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130 - 19306	Mrs Diane Gibbons		11 Housing
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Broughton	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> South of Retail Park	<i>Category:</i> Objecting to a proposed site in the Plan <i>Mod Ref:</i> MOD11/44

Original objections have not been satisfied by the Proposed Modification.

Delete housing allocation. Reduce number of dwellings.

For the Council's response please refer to the main report.

For the Council's response please refer to the main report.

The site is grade 3a agricultural land and should not be developed unless no other land is available. The Council has not exhausted all options relating to identifying alternative sites within the County. The identification of alternatives is not a matter for objectors.

Broughton will grow by 19% as a result of the Inspector's recommendations. This exceeds the indicative growth band. Broughton does not have sufficient infrastructure to support this level of growth. The sustainability of the settlement for employment could be hindered given current uncertainties over Airbus, the largest employer in the area.

The proposed increase in indicative site yield is unacceptable, particularly if the developer includes a landscape buffer zone, open space, landscaping, and possibly provides land for a new medical centre. The yield should be reduced to take account of the land needed for a landscape buffer of adequate width.

The site is outside of the settlement boundary. Development is not normally permitted in the open countryside. Where development is permitted in the open countryside it is appropriate to include extensions of residential curtilages. The Council should therefore afford existing residents adjoining the site extensions to their gardens. This would have the effect of further reducing the developable site area.

The allocation should include types of housing appropriate to local need, with priority given to pensioner's bungalows given the ageing population of the area. This has implications for the density.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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The spare capacity at local schools will not be sufficient. Community schooling and medical facilities could not accommodate the rise in the local population. A financial contribution to the school would not be adequate. Making land available for a new medical centre would be dependant on the local health board's plans, which do not presently include consideration of a new practice in Broughton.

There are no existing walking or cycling routes on the site as it is undeveloped. The only potential pedestrian links to adjoining residential areas would be through the country park, which is unsafe. Land ownership and possible compulsory purchase issues relating to access issues remain unresolved.

Road safety and congestion issues have not been adequately addressed and remain a serious consideration in light of the A55 upgrade. At busy periods roads in the area are gridlocked.

Drainage remains a concern and should be explored further prior to designation for development.

The development would have a major impact on the existing residents of Broughton and requires careful consideration at development control stage and adequate public consultation. Development should be phased to lessen the immediate impact.

131 - 19307	Mr	David Gibbons	11 Housing
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Broughton	<i>Site:</i> South of Retail Park	<i>Mod Ref:</i> MOD11/44

Original objections have not been satisfied by the Proposed Modification.

Delete housing allocation. Reduce number of dwellings.

For the Council's response please refer to the main report.

For the Council's response please refer to the main report.

The site is grade 3a agricultural land and should not be developed unless no other land is available. The Council has not exhausted all options relating to identifying alternative sites within the County. The identification of alternatives is not a matter for objectors.

Broughton will grow by 19% as a result of the Inspector's recommendations. This exceeds the indicative growth band. Broughton does not have

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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sufficient infrastructure to support this level of growth. The sustainability of the settlement for employment could be hindered given current uncertainties over Airbus, the largest employer in the area.

The proposed increase in indicative site yield is unacceptable, particularly if the developer includes a landscape buffer zone, open space, landscaping, and possibly provides land for a new medical centre. The yield should be reduced to take account of the land needed for a landscape buffer of adequate width.

The site is outside of the settlement boundary. Development is not normally permitted in the open countryside. Where development is permitted in the open countryside it is appropriate to include extensions of residential curtilages. The Council should therefore afford existing residents adjoining the site extensions to their gardens. This would have the effect of further reducing the developable site area.

The allocation should include types of housing appropriate to local need, with priority given to pensioner's bungalows given the ageing population of the area. This has implications for the density.

The spare capacity at local schools will not be sufficient. Community schooling and medical facilities could not accommodate the rise in the local population. A financial contribution to the school would not be adequate. Making land available for a new medical centre would be dependant on the local health board's plans, which do not presently include consideration of a new practice in Broughton.

There are no existing walking or cycling routes on the site as it is undeveloped. The only potential pedestrian links to adjoining residential areas would be through the country park, which is unsafe. Land ownership and possible compulsory purchase issues relating to access issues remain unresolved.

Road safety and congestion issues have not been adequately addressed and remain a serious consideration in light of the A55 upgrade. At busy periods roads in the area are gridlocked.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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Drainage remains a concern and should be explored further prior to designation for development.

The development would have a major impact on the existing residents of Broughton and requires careful consideration at development control stage and adequate public consultation. Development should be phased to lessen the immediate impact.

<b>165 - 19322</b>	<b>Mr</b>	<b>M Williams</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Broughton</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>South of Retail Park</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/44

Original objections have not been satisfied by the Proposed Modification.

Delete the allocation. Reduce the number of dwellings.

For the Council's response please refer to the main report.

For the Council's response please refer to the main report.

The site is grade 3a agricultural land and should not be developed unless no other land is available. The Council has not exhausted all options relating to identifying alternative sites within the County. The identification of alternatives is not a matter for objectors.

Broughton will grow by 19% as a result of the Inspector's recommendations. This exceeds the indicative growth band. Broughton does not have sufficient infrastructure to support this level of growth. The sustainability of the settlement for employment could be hindered given current uncertainties over Airbus, the largest employer in the area.

The proposed increase in indicative site yield is unacceptable, particularly if the developer includes a landscape buffer zone, open space, landscaping, and possibly provides land for a new medical centre. The yield should be reduced to take account of the land needed for a landscape buffer of adequate width.

The site is outside of the settlement boundary. Development is not normally permitted in the open countryside. Where development is permitted in the open countryside it is appropriate to include extensions of residential curtilages. The Council should therefore afford existing residents adjoining

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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the site extensions to their gardens. This would have the effect of further reducing the developable site area.

The allocation should include types of housing appropriate to local need, with priority given to pensioner's bungalows given the ageing population of the area. This has implications for the density.

The spare capacity at local schools will not be sufficient. Community schooling and medical facilities could not accommodate the rise in the local population. A financial contribution to the school would not be adequate. Making land available for a new medical centre would be dependant on the local health board's plans, which do not presently include consideration of a new practice in Broughton.

There are no existing walking or cycling routes on the site as it is undeveloped. The only potential pedestrian links to adjoining residential areas would be through the country park, which is unsafe. Land ownership and possible compulsory purchase issues relating to access issues remain unresolved.

Road safety and congestion issues have not been adequately addressed and remain a serious consideration in light of the A55 upgrade. At busy periods roads in the area are gridlocked.

Drainage remains a concern and should be explored further prior to designation for development.

The development would have a major impact on the existing residents of Broughton and requires careful consideration at development control stage and adequate public consultation. Development should be phased to lessen the immediate impact.

166 - 19323	Miss	F J Quinlan		11 Housing
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	Objecting to a proposed site in the Plan
	<i>Settlement:</i> Broughton	<i>Site:</i> South of Retail Park		<i>Mod Ref:</i> MOD11/44

Original objections have not been satisfied by the Proposed Modification.

Delete the allocation. Reduce the number of dwellings.

For the Council's response please refer to the main report.

For the Council's response please refer to the main report.

The site is grade 3a agricultural land and should not

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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be developed unless no other land is available. The Council has not exhausted all options relating to identifying alternative sites within the County. The identification of alternatives is not a matter for objectors.

Broughton will grow by 19% as a result of the Inspector's recommendations. This exceeds the indicative growth band. Broughton does not have sufficient infrastructure to support this level of growth. The sustainability of the settlement for employment could be hindered given current uncertainties over Airbus, the largest employer in the area.

The proposed increase in indicative site yield is unacceptable, particularly if the developer includes a landscape buffer zone, open space, landscaping, and possibly provides land for a new medical centre. The yield should be reduced to take account of the land needed for a landscape buffer of adequate width.

The site is outside of the settlement boundary. Development is not normally permitted in the open countryside. Where development is permitted in the open countryside it is appropriate to include extensions of residential curtilages. The Council should therefore afford existing residents adjoining the site extensions to their gardens. This would have the effect of further reducing the developable site area.

The allocation should include types of housing appropriate to local need, with priority given to pensioner's bungalows given the ageing population of the area. This has implications for the density.

The spare capacity at local schools will not be sufficient. Community schooling and medical facilities could not accommodate the rise in the local population. A financial contribution to the school would not be adequate. Making land available for a new medical centre would be dependant on the local health board's plans, which do not presently include consideration of a new practice in Broughton.

There are no existing walking or cycling routes on the site as it is undeveloped. The only potential

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pedestrian links to adjoining residential areas would be through the country park, which is unsafe. Land ownership and possible compulsory purchase issues relating to access issues remain unresolved.

Road safety and congestion issues have not been adequately addressed and remain a serious consideration in light of the A55 upgrade. At busy periods roads in the area are gridlocked.

Drainage remains a concern and should be explored further prior to designation for development.

The development would have a major impact on the existing residents of Broughton and requires careful consideration at development control stage and adequate public consultation. Development should be phased to lessen the immediate impact.

<b>197 - 19310</b>	<b>Mr</b>	<b>Paul Gibbons</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Broughton</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>South of Retail Park</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/44

Original objections have not been satisfied by the Proposed Modification.

Delete housing allocation. Reduce number of dwellings.

For the Council's response please refer to the main report.

For the Council's response please refer to the main report.

The site is grade 3a agricultural land and should not be developed unless no other land is available. The Council has not exhausted all options relating to identifying alternative sites within the County. The identification of alternatives is not a matter for objectors.

Broughton will grow by 19% as a result of the Inspector's recommendations. This exceeds the indicative growth band. Broughton does not have sufficient infrastructure to support this level of growth. The sustainability of the settlement for employment could be hindered given current uncertainties over Airbus, the largest employer in the area.

The proposed increase in indicative site yield is unacceptable, particularly if the developer includes a landscape buffer zone, open space, landscaping, and possibly provides land for a new medical centre. The yield should be reduced to take account

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of the land needed for a landscape buffer of adequate width.

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<b>501 - 19193</b>	<b>Mr</b>	<b>R N Barnes</b>	<b>Broughton &amp; Bretton Community Council</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Broughton</b>	<i>Site:</i> <b>South of Retail Park</b>		<i>Mod Ref:</i> MOD11/44

Supports the modification.

Noted

n/a

<b>3885 - 19326</b>	<b>Mr and Mrs</b>	<b>Richard Freeman</b>		<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Broughton</b>	<i>Site:</i> <b>South of Retail Park</b>		<i>Mod Ref:</i> MOD11/44

Original objections have not been satisfied by the Proposed Modification.

Delete the allocation. Reduce the number of dwellings.

For the Council's response please refer to the main report.

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The site is grade 3a agricultural land and should not be developed unless no other land is available. The Council has not exhausted all options relating to identifying alternative sites within the County. The identification of alternatives is not a matter for objectors.

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The proposed increase in indicative site yield is unacceptable, particularly if the developer includes a landscape buffer zone, open space, landscaping, and possibly provides land for a new medical centre. The yield should be reduced to take account of the land needed for a landscape buffer of adequate width.

The site is outside of the settlement boundary. Development is not normally permitted in the open countryside. Where development is permitted in the open countryside it is appropriate to include extensions of residential curtilages. The Council should therefore afford existing residents adjoining the site extensions to their gardens. This would

# Representations and Responses

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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have the effect of further reducing the developable site area.

The allocation should include types of housing appropriate to local need, with priority given to pensioner's bungalows given the ageing population of the area. This has implications for the density.

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There are no existing walking or cycling routes on the site as it is undeveloped. The only potential pedestrian links to adjoining residential areas would be through the country park, which is unsafe. Land ownership and possible compulsory purchase issues relating to access issues remain unresolved.

Road safety and congestion issues have not been adequately addressed and remain a serious consideration in light of the A55 upgrade. At busy periods roads in the area are gridlocked.

Drainage remains a concern and should be explored further prior to designation for development.

The development would have a major impact on the existing residents of Broughton and requires careful consideration at development control stage and adequate public consultation. Development should be phased to lessen the immediate impact.

<b>7705 - 19312</b>	<b>Mrs</b>	<b>M M Owen</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Broughton</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>South of Retail Park</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/44

Original objections have not been satisfied by the Proposed Modification.

Delete housing allocation. Reduce number of dwellings.

For the Council's response please refer to the main report.

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The site is grade 3a agricultural land and should not be developed unless no other land is available. The

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There are no existing walking or cycling routes on the site as it is undeveloped. The only potential pedestrian links to adjoining residential areas would

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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be through the country park, which is unsafe. Land ownership and possible compulsory purchase issues relating to access issues remain unresolved.

Road safety and congestion issues have not been adequately addressed and remain a serious consideration in light of the A55 upgrade. At busy periods roads in the area are gridlocked.

Drainage remains a concern and should be explored further prior to designation for development.

The development would have a major impact on the existing residents of Broughton and requires careful consideration at development control stage and adequate public consultation. Development should be phased to lessen the immediate impact.

<b>7706 - 19314</b>	<b>Mr &amp; Mrs</b>	<b>D Jones</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Broughton</b>	<i>Site:</i> <b>South of Retail Park</b>	<i>Mod Ref:</i> MOD11/44

Original objections have not been satisfied by the Proposed Modification.

Delete housing allocation. Reduce number of dwellings.

For the Council's response please refer to the main report.

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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<b>7710 - 19331</b>	<b>Cllr</b>	<b>D McFarlane</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Broughton</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>South of Retail Park</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/44

The IR amends the site area and yield to 9.4ha/280 units and amends the site boundary. Whilst the Inspector has an argument for growth the wish to increase the no. of units by 60 is negated by the Compound Site which balances the need to increase the units total on the land South of the Retail Park. Access - there would be major pressure on the single usage of the roundabout to the North of the site.  
Healthcare - the existing facility is already overloaded and major re-development needed before any increase in population.  
Schools - also overloaded and needing major redevelopment, also traffic flow on Broughton Hall Road at school times is already overbearing.  
Infrastructure - increased population would be unsustainable  
Type of dwellings - must be a limit set on the number of 3 storey units so as not to impact heavily on the residential figures  
Walkways and cycle links - were omitted from the original proposal and would need to be accommodated, thus reducing the area of land.  
Affordable housing / housing for the older population - needs to be taken into consideration when determining unit numbers as this will also impact upon the figures.

For the Council's response please refer to the main report.

For the Council's response please refer to the main report.

<b>7712 - 19333</b>	<b>Cllr</b>	<b>Peter Pemberton</b>	<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Broughton</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>South of Retail Park</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/44
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The IR amends the site area and yield to 9.4ha/280 units and amends the site boundary. Whilst the Inspector has an argument for growth the wish to increase the no. of units by 60 is negated by the Compound Site which balances the need to increase the units total on the land South of the Retail Park. Access - there would be major pressure on the single usage of the roundabout to the North of the

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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 Infrastructure - increased population would be unsustainable  
 Type of dwellings - must be a limit set on the number of 3 storey units so as not to impact heavily on the residential figures  
 Walkways and cycle links - were omitted from the original proposal and would need to be accommodated, thus reducing the area of land.  
 Affordable housing / housing for the older population - needs to be taken into consideration when determining unit numbers as this will also impact upon the figures.

<b>321 - 19123</b>	<b>Mrs</b>	<b>Muriel Mycock</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Broughton</i>	<i>Site: Compound Site</i>	<i>Mod Ref: MOD11/45</i>

1. Green barrier land should remain as green barrier land and not used for any type of development.  
 2. There is already traffic chaos with cars from Airbus using Tesco car park and sometimes it is impossible to cross the by-pass from Wynnstay Road - traffic lights are needed here.

1. Scrap the idea of building houses of green barrier land.  
 2. A buffer zone between the retail park and the existing residential area is essential  
 3. Existing roads could not cope with additional traffic

For the Council's response please refer to the main report.

For the Council's response please refer to the main report.

<b>325 - 19125</b>	<b>Reverend</b>	<b>Geoffrey Mycock</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Broughton</i>	<i>Site: Compound Site</i>	<i>Mod Ref: MOD11/45</i>

Objects to the removal of the green space designation and the allocation of housing on this site. It is essential there should remain a buffer zone between the retail park and the existing residential area.  
 Additional cars in the area would be ludicrous - the traffic already comes to a standstill on the by-pass and trying to cross from Wynnstay Road when Airbus workers are finishing takes ages.  
 Land classified as green space must remain as such.

Land classified as green space should remain as such

For the Council's response please refer to the main report.

For the Council's response please refer to the main report.

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Reasons for Representation		Requested Changes		Councils Response		Recommendation		
<b>501 - 19190</b>		<b>Mr</b>		<b>R N Barnes</b>		<b>Broughton &amp; Bretton Community Council</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>			
	<i>Settlement:</i> <b>Broughton</b>	<i>Site:</i> <b>Compound Site</b>			<i>Mod Ref:</i> MOD11/45			
<p>Objects to the proposal because:</p> <ol style="list-style-type: none"> <li>1. existing housing commitments in the life of the plan, the housing development to the rear of the Boulevard and windfall sites already take housing growth beyond Broughton's indicative growth band of 8-15%</li> <li>2. loss of buffer land between the housing and retail park</li> <li>3. impact on health services</li> <li>4. impact on schools</li> <li>5. exacerbation of traffic problems at this location which will not ease until the construction of the proposed interchange takes place</li> <li>6. FCC did not support this site for development in its UDP submission and wished to see its status as green buffer retained.</li> </ol>		None		For the Council's response please refer to the main report.		For the Council's response please refer to the main report.		
<b>4625 - 18956</b>		<b>Mr</b>		<b>Carl Sargeant AM</b>		<b>Broughton &amp; Bretton Community Council</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>			
	<i>Settlement:</i> <b>Broughton</b>	<i>Site:</i> <b>Compound Site</b>			<i>Mod Ref:</i> MOD11/45			
<p>Objects to the allocation of the Compound Site Broughton for the following reasons:</p> <ol style="list-style-type: none"> <li>i) development will bring increased traffic, noise and waste to the area</li> <li>ii) the adverse effects of development will be exacerbated given the proximity to Broughton village</li> <li>iii) Broughton's status as a village could come under threat</li> <li>iv) the land should be used for landscaping or another purpose, but not retail development</li> <li>v) light pollution that will be created.</li> <li>vi) questions why such development is needed and whether it could take place on land between the nearby petrol station and bridge path.</li> </ol>		Not specified		For the Council's response please refer to the main report.		For the Council's response please refer to the main report.		



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# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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<b>6457 - 19150</b>	<b>Mr</b>	<b>Mark Tami MP</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Broughton</b>	<i>Site:</i> <b>Compound Site</b>	<i>Mod Ref:</i> MOD11/45

Objects to the housing allocation on the Compound Site as it could have considerable potential impact on nearby residents. Developing a site previously classed as green barrier would increase noise and visual intrusion from the shopping park.

Not specified

For the Council's response please refer to the main report.

For the Council's response please refer to the main report.

<b>7567 - 19059</b>	<b>S C Wynness</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals
	<i>Settlement:</i> <b>Broughton</b>	<i>Site:</i> <b>Compound Site</b>
		<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
		<i>Mod Ref:</i> MOD11/45

Objects to the allocation of the 'Compound' site for housing for the following reasons:

A - to strongly reconsider the decision to accept the Inspector's recommendation to re-designate the site as brownfield for housing.

For the Council's response please refer to the main report.

For the Council's response please refer to the main report.

The area was designated as green barrier in the deposit draft UDP and was then the subject of representations from Development Securities for re-designation to brownfield for housing development. The Inspector was convinced by the arguments made by the objector and recommended that the compound site be re-designated as brownfield to be developed for housing. The subsequent actions, as set out below, surely suggest that false representations were made to the Inquiry and the re-designation of the land must be considered in the light of these actions.

B – to retain the site as green barrier

Despite having been approached by a housing contractor who wished to purchase the site, Development Securities, having made final representations to the Inspector, then proceeded to sell part of the land to Aldi. An application was then lodged by Development Securities for the construction of a budget hotel and restaurant on part of the land. However, until the outcome of the present consultation on the modifications, the site is still classed as green barrier.

The representations by Development Securities were always for housing and their detailed actions clearly show that there was never any real intention

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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to develop the land for housing. Development Securities sought a re-designation in order move one step further to being considered for retail or commercial development.

1.The terminology 'Compound Site' is misleading and suggests that planning permissions have been given for the use of the site as a compound and that it has been developed accordingly. This is not the case.

2.FCC agreed with the developers of Broughton Retail Park (BRP) that the contractors could use the site for the storage of materials and vehicles during the construction period. It was agreed that the site be returned to its original state once the BRP was construction work was completed. FCC failed to enforce this and the hardcore was left in place and a wooden fence was erected around the site. The Inspector's statement that a large part of the area is hardcore and that this therefore indicated that the site has already been developed, could not have been made if FCC had enforced its original instructions to return the site to its original state.

3.FCC granted permission for subcontractors engaged by Tesco for its mezzanine construction, to use the land for temporary prefab offices and the storage of vehicles and materials, without undertaking any public consultation. FCC advised that neighbour consultation was not needed for a temporary permission and that no precedents could be made from this use of land. The Inspector however, directly refers to a precedent having been set for development and use of land, citing the temporary period of use by the Tesco mezzanine contractors.

4.The statement by the Inspector that the area of land is an 'eyesore' because of the perimeter wooden fence, is unacceptable given that most dwellings have a wooden fence. This should not be upheld as a reason to support the re-designation of this area of land to brownfield for housing development. The 'eyesore' could be simply be addressed by repositioning the boundary fence further into the site and undertaking a landscaping scheme.

5.In the original BRP planning permission it was identified that a green barrier should be retained between existing housing and the BRP. The Inspector must now accept that as part of the

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planning permission for BRP, there was a requirement for both a planted earth bund and a large protective green barrier between housing and the BRP. This requirement must surely apply to any new housing development. Any houses built on the site would be sandwiched between the planted earth bund and the BRP and would not be afforded the required level of screening from the BRP. Therefore the Inspector's statement that 'If the area is required to provide a buffer between the housing development to the west and the Retail Park I see no reason why the development of an appropriately designed housing development would conflict with that purpose' is not in keeping with the screening policy between housing and the BRP in terms of ensuring an agreed and appropriate barrier.

6.The Inspector states that planning permission has already been granted for the building of two houses on Chester Road and cites this as evidence to support the a re-designation of the green barrier, stating that it has set a precedent for housing. However, the Inspector does not appear to have taken into account that the site for the two houses was separated from the BRP by way of the green barrier and planted landscape bund i.e. in keeping with the original permission for the BRP.

7.The Inspector states that the gable ends of the houses on Simonstone Road area against this area of land and any development would have no negative impact on the residents. However, the houses on the other side of Simonstone Road looks directly over this site and in winter there would be no barrier to new development.

8.In accordance with FCC's expectation for site, it could be landscaped and transformed from the 'eyesore' referred to by the Inspector, to a visually attractive area used to incorporate a signage welcoming visitors to BRP.

9.The Inspector states that the re-designation of this site for housing would exceed the indicative growth band of the village by 2%. Therefore, as this area of land is not needed for Broughton to achieve the required national growth targets it would seem obvious that there is no requirement for the site to allocated for housing or developed in any way.

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7573 - 19065	Mr	Julian Hughes	11 Housing
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Broughton	<i>Site:</i> Compound Site	<i>Mod Ref:</i> MOD11/45

Objects to the allocation of the 'Compound' site for housing for the following reasons:

The area was designated as green barrier in the deposit draft UDP and was then the subject of representations from Development Securities for re-designation to brownfield for housing development. The Inspector was convinced by the arguments made by the objector and recommended that the compound site be re-designated as brownfield to be developed for housing. The subsequent actions, as set out below, surely suggest that false representations were made to the Inquiry and the re-designation of the land must be considered in the light of these actions.

Despite having been approached by a housing contractor who wished to purchase the site, Development Securities, having made final representations to the Inspector, then proceeded to sell part of the land to Aldi. An application was then lodged by Development Securities for the construction of a budget hotel and restaurant on part of the land. However, until the outcome of the present consultation on the modifications, the site is still classed as green barrier.

The representations by Development Securities were always for housing and their detailed actions clearly show that there was never any real intention to develop the land for housing. Development Securities sought a re-designation in order move one step further to being considered for retail or commercial development.

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B – to retain the site as green barrier

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site for the storage of materials and vehicles during the construction period. It was agreed that the site be returned to its original state once the BRP was construction work was completed. FCC failed to enforce this and the hardcore was left in place and a wooden fence was erected around the site. The Inspector's statement that a large part of the area is hardcore and that this therefore indicated that the site has already been developed, could not have been made if FCC had enforced its original instructions to return the site to its original state.

3.FCC granted permission for subcontractors engaged by Tesco for its mezzanine construction, to use the land for temporary prefab offices and the storage of vehicles and materials, without undertaking any public consultation. FCC advised that neighbour consultation was not needed for a temporary permission and that no precedents could be made from this use of land. The Inspector however, directly refers to a precedent having been set for development and use of land, citing the temporary period of use by the Tesco mezzanine contractors.

4.The statement by the Inspector that the area of land is an 'eyesore' because of the perimeter wooden fence, is unacceptable given that most dwellings have a wooden fence. This should not be upheld as a reason to support the re-designation of this area of land to brownfield for housing development. The 'eyesore' could be simply be addressed by repositioning the boundary fence further into the site and undertaking a landscaping scheme.

5.In the original BRP planning permission it was identified that a green barrier should be retained between existing housing and the BRP. The Inspector must now accept that as part of the planning permission for BRP, there was a requirement for both a planted earth bund and a large protective green barrier between housing and the BRP. This requirement must surely apply to any new housing development. Any houses built on the site would be sandwiched between the planted earth bund and the BRP and would not be afforded the required level of screening from the BRP. Therefore the Inspector's statement that 'If the area is required to provide a buffer between the housing development to the west and the Retail Park I see no reason why the development of an appropriately

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designed housing development would conflict with that purpose' is not in keeping with the screening policy between housing and the BRP in terms of ensuring an agreed and appropriate barrier.

6.The Inspector states that planning permission has already been granted for the building of two houses on Chester Road and cites this as evidence to support the a re-designation of the green barrier, stating that it has set a precedent for housing. However, the Inspector does not appear to have taken into account that the site for the two houses was separated from the BRP by way of the green barrier and planted landscape bund i.e. in keeping with the original permission for the BRP.

7.The Inspector states that the gable ends of the houses on Simonstone Road area against this area of land and any development would have no negative impact on the residents. However, the houses on the other side of Simonstone Road looks directly over this site and in winter there would be no barrier to new development.

8.In accordance with FCC's expectation for site, it could be landscaped and transformed from the 'eyesore' referred to by the Inspector, to a visually attractive area used to incorporate a signage welcoming visitors to BRP.

9.The Inspector states that the re-designation of this site for housing would exceed the indicative growth band of the village by 2%. Therefore, as this area of land is not needed for Broughton to achieve the required national growth targets it would seem obvious that there is no requirement for the site to allocated for housing or developed in any way.

<b>7585 - 19084</b>	<b>Mr</b>	<b>M H Meir</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Broughton</b>	<i>Site:</i> <b>Compound Site</b>	<i>Mod Ref:</i> MOD11/45

Objects to the allocation of the 'Compound' site for housing for the following reasons:

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 B - to retain the site as green barrier

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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Despite having been approached by a housing contractor who wished to purchase the site, Development Securities, having made final representations to the Inspector, then proceeded to sell part of the land to Aldi. An application was then lodged by Development Securities for the construction of a budget hotel and restaurant on part of the land. However, until the outcome of the present consultation on the modifications, the site is still classed as green barrier.

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2.FCC agreed with the developers of Broughton Retail Park (BRP) that the contractors could use the site for the storage of materials and vehicles during the construction period. It was agreed that the site be returned to its original state once the BRP was construction work was completed. FCC failed to enforce this and the hardcore was left in place and a wooden fence was erected around the site. The Inspector's statement that a large part of the area is hardcore and that this therefore indicated that the site has already been developed, could not have been made if FCC had enforced its original instructions to return the site to its original state.

3.FCC granted permission for subcontractors engaged by Tesco for its mezzanine construction, to use the land for temporary prefab offices and the storage of vehicles and materials, without undertaking any public consultation. FCC advised

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5.In the original BRP planning permission it was identified that a green barrier should be retained between existing housing and the BRP. The Inspector must now accept that as part of the planning permission for BRP, there was a requirement for both a planted earth bund and a large protective green barrier between housing and the BRP. This requirement must surely apply to any new housing development. Any houses built on the site would be sandwiched between the planted earth bund and the BRP and would not be afforded the required level of screening from the BRP. Therefore the Inspector's statement that 'If the area is required to provide a buffer between the housing development to the west and the Retail Park I see no reason why the development of an appropriately designed housing development would conflict with that purpose' is not in keeping with the screening policy between housing and the BRP in terms of ensuring an agreed and appropriate barrier.

6.The Inspector states that planning permission has already been granted for the building of two houses on Chester Road and cites this as evidence to support the a re-designation of the green barrier, stating that it has set a precedent for housing. However, the Inspector does not appear to have taken into account that the site for the two houses was separated from the BRP by way of the green barrier and planted landscape bund i.e. in keeping with the original permission for the BRP.

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# Representations and Responses

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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9. The Inspector states that the re-designation of this site for housing would exceed the indicative growth band of the village by 2%. Therefore, as this area of land is not needed for Broughton to achieve the required national growth targets it would seem obvious that there is no requirement for the site to be allocated for housing or developed in any way.

<b>7594 - 19104</b>	<b>J Harvey</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Broughton</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Compound Site</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/45

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Despite having been approached by a housing contractor who wished to purchase the site, Development Securities, having made final representations to the Inspector, then proceeded to sell part of the land to Aldi. An application was then lodged by Development Securities for the construction of a budget hotel and restaurant on part of the land. However, until the outcome of the present consultation on the modifications, the site is

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B – to retain the site as green barrier

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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5. In the original BRP planning permission it was identified that a green barrier should be retained between existing housing and the BRP. The Inspector must now accept that as part of the planning permission for BRP, there was a requirement for both a planted earth bund and a large protective green barrier between housing and the BRP. This requirement must surely apply to any new housing development. Any houses built on the site would be sandwiched between the planted earth bund and the BRP and would not be afforded the required level of screening from the BRP. Therefore the Inspector's statement that 'If the area is required to provide a buffer between the housing development to the west and the Retail Park I see no reason why the development of an appropriately designed housing development would conflict with that purpose' is not in keeping with the screening policy between housing and the BRP in terms of ensuring an agreed and appropriate barrier.

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# FLINTSHIRE UNITARY DEVELOPMENT PLAN - PROPOSED MODIFICATIONS

## Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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allocated for housing or developed in any way.

<b>7595 - 19105</b>	<b>Mrs</b>	<b>I J Harvey</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Broughton</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Compound Site</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/45

Objects to the allocation of the 'Compound' site for housing for the following reasons:

The area was designated as green barrier in the deposit draft UDP and was then the subject of representations from Development Securities for re-designation to brownfield for housing development. The Inspector was convinced by the arguments made by the objector and recommended that the compound site be re-designated as brownfield to be developed for housing. The subsequent actions, as set out below, surely suggest that false representations were made to the Inquiry and the re-designation of the land must be considered in the light of these actions.

Despite having been approached by a housing contractor who wished to purchase the site, Development Securities, having made final representations to the Inspector, then proceeded to sell part of the land to Aldi. An application was then lodged by Development Securities for the construction of a budget hotel and restaurant on part of the land. However, until the outcome of the present consultation on the modifications, the site is still classed as green barrier.

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B – to retain the site as green barrier

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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Retail Park (BRP) that the contractors could use the site for the storage of materials and vehicles during the construction period. It was agreed that the site be returned to its original state once the BRP was construction work was completed. FCC failed to enforce this and the hardcore was left in place and a wooden fence was erected around the site. The Inspector's statement that a large part of the area is hardcore and that this therefore indicated that the site has already been developed, could not have been made if FCC had enforced its original instructions to return the site to its original state.

3.FCC granted permission for subcontractors engaged by Tesco for its mezzanine construction, to use the land for temporary prefab offices and the storage of vehicles and materials, without undertaking any public consultation. FCC advised that neighbour consultation was not needed for a temporary permission and that no precedents could be made from this use of land. The Inspector however, directly refers to a precedent having been set for development and use of land, citing the temporary period of use by the Tesco mezzanine contractors.

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5.In the original BRP planning permission it was identified that a green barrier should be retained between existing housing and the BRP. The Inspector must now accept that as part of the planning permission for BRP, there was a requirement for both a planted earth bund and a large protective green barrier between housing and the BRP. This requirement must surely apply to any new housing development. Any houses built on the site would be sandwiched between the planted earth bund and the BRP and would not be afforded the required level of screening from the BRP. Therefore the Inspector's statement that 'If the area is required to provide a buffer between the housing development to the west and the Retail Park I see

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6.The Inspector states that planning permission has already been granted for the building of two houses on Chester Road and cites this as evidence to support the a re-designation of the green barrier, stating that it has set a precedent for housing. However, the Inspector does not appear to have taken into account that the site for the two houses was separated from the BRP by way of the green barrier and planted landscape bund i.e. in keeping with the original permission for the BRP.

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<b>7611 - 19131</b>	<b>Mrs</b>	<b>P A Cassell</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Broughton</b>	<i>Site:</i> <b>Compound Site</b>	<i>Mod Ref:</i> MOD11/45

Objects to the allocation of the 'Compound' site for housing for the following reasons:

The area was designated as green barrier in the deposit draft UDP and was then the subject of representations from Development Securities for re-designation to brownfield for housing development. The Inspector was convinced by the arguments

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B – to retain the site as green barrier

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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Despite having been approached by a housing contractor who wished to purchase the site, Development Securities, having made final representations to the Inspector, then proceeded to sell part of the land to Aldi. An application was then lodged by Development Securities for the construction of a budget hotel and restaurant on part of the land. However, until the outcome of the present consultation on the modifications, the site is still classed as green barrier.

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4.The statement by the Inspector that the area of land is an 'eyesore' because of the perimeter wooden fence, is unacceptable given that most dwellings have a wooden fence. This should not be upheld as a reason to support the re-designation of this area of land to brownfield for housing development. The 'eyesore' could be simply be addressed by repositioning the boundary fence further into the site and undertaking a landscaping scheme.

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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<b>7625 - 19159</b>	<b>Tim and Marjorie Astbury</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Broughton	<i>Site:</i> Compound Site	<i>Mod Ref:</i> MOD11/45

The area is overdeveloped commercially and the site should be green belt and parkland. 54 further dwellings will turn the area into a 'concrete jungle'.

For the Council's response please refer to the main report.

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<b>7638 - 19176</b>	<b>Mrs Lilian Dutton</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Broughton	<i>Site:</i> Compound Site	<i>Mod Ref:</i> MOD11/45

Objects to the loss of the green space designation and buffer zone between the retail park and residential area. Green spaces should be retained.

Retain site as green space

For the Council's response please refer to the main report.

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<b>7642 - 19183</b>	<b>Mrs E C Mack</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Broughton	<i>Site:</i> Compound Site	<i>Mod Ref:</i> MOD11/45

Objects to the allocation of the 'Compound' site for housing for the following reasons:

A - to strongly reconsider the decision to accept the Inspector's recommendation to re-designate the site as brownfield for housing.

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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B – to retain the site as green barrier

Despite having been approached by a housing contractor who wished to purchase the site, Development Securities, having made final representations to the Inspector, then proceeded to sell part of the land to Aldi. An application was then lodged by Development Securities for the construction of a budget hotel and restaurant on part of the land. However, until the outcome of the present consultation on the modifications, the site is still classed as green barrier.

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3.FCC granted permission for subcontractors engaged by Tesco for its mezzanine construction, to use the land for temporary prefab offices and the storage of vehicles and materials, without undertaking any public consultation. FCC advised that neighbour consultation was not needed for a temporary permission and that no precedents could be made from this use of land. The Inspector however, directly refers to a precedent having been set for development and use of land, citing the temporary period of use by the Tesco mezzanine contractors.

4.The statement by the Inspector that the area of land is an 'eyesore' because of the perimeter wooden fence, is unacceptable given that most dwellings have a wooden fence. This should not be upheld as a reason to support the re-designation of this area of land to brownfield for housing development. The 'eyesore' could be simply be addressed by repositioning the boundary fence further into the site and undertaking a landscaping scheme.

5.In the original BRP planning permission it was identified that a green barrier should be retained between existing housing and the BRP. The Inspector must now accept that as part of the planning permission for BRP, there was a requirement for both a planted earth bund and a large protective green barrier between housing and the BRP. This requirement must surely apply to any new housing development. Any houses built on the site would be sandwiched between the planted earth bund and the BRP and would not be afforded the required level of screening from the BRP. Therefore the Inspector's statement that 'If the area is required to provide a buffer between the housing development to the west and the Retail Park I see no reason why the development of an appropriately designed housing development would conflict with that purpose' is not in keeping with the screening policy between housing and the BRP in terms of ensuring an agreed and appropriate barrier.

6.The Inspector states that planning permission has already been granted for the building of two houses on Chester Road and cites this as evidence to support the a re-designation of the green barrier, stating that it has set a precedent for housing. However, the Inspector does not appear to have taken into account that the site for the two houses

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was separated from the BRP by way of the green barrier and planted landscape bund i.e. in keeping with the original permission for the BRP.

7.The Inspector states that the gable ends of the houses on Simonstone Road area against this area of land and any development would have no negative impact on the residents. However, the houses on the other side of Simonstone Road looks directly over this site and in winter there would be no barrier to new development.

8.In accordance with FCC's expectation for site, it could be landscaped and transformed from the 'eyesore' referred to by the Inspector, to a visually attractive area used to incorporate a signage welcoming visitors to BRP.

9.The Inspector states that the re-designation of this site for housing would exceed the indicative growth band of the village by 2%. Therefore, as this area of land is not needed for Broughton to achieve the required national growth targets it would seem obvious that there is no requirement for the site to allocated for housing or developed in any way.

<b>7652 - 19205</b>	<b>Mr</b>	<b>A Mack</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Broughton</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Compound Site</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/45

Objects to the allocation of the 'Compound' site for housing for the following reasons:

The area was designated as green barrier in the deposit draft UDP and was then the subject of representations from Development Securities for re-designation to brownfield for housing development. The Inspector was convinced by the arguments made by the objector and recommended that the compound site be re-designated as brownfield to be developed for housing. The subsequent actions, as set out below, surely suggest that false representations were made to the Inquiry and the re-designation of the land must be considered in the light of these actions.

Despite having been approached by a housing contractor who wished to purchase the site, Development Securities, having made final representations to the Inspector, then proceeded to

A - to strongly reconsider the decision to accept the Inspector's recommendation to re-designate the site as brownfield for housing.

B – to retain the site as green barrier

For the Council's response please refer to the main report.

For the Council's response please refer to the main report.

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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sell part of the land to Aldi. An application was then lodged by Development Securities for the construction of a budget hotel and restaurant on part of the land. However, until the outcome of the present consultation on the modifications, the site is still classed as green barrier.

The representations by Development Securities were always for housing and their detailed actions clearly show that there was never any real intention to develop the land for housing. Development Securities sought a re-designation in order move one step further to being considered for retail or commercial development.

1.The terminology 'Compound Site' is misleading and suggests that planning permissions have been given for the use of the site as a compound and that it has been developed accordingly. This is not the case.

2.FCC agreed with the developers of Broughton Retail Park (BRP) that the contractors could use the site for the storage of materials and vehicles during the construction period. It was agreed that the site be returned to its original state once the BRP was construction work was completed. FCC failed to enforce this and the hardcore was left in place and a wooden fence was erected around the site. The Inspector's statement that a large part of the area is hardcore and that this therefore indicated that the site has already been developed, could not have been made if FCC had enforced its original instructions to return the site to its original state.

3.FCC granted permission for subcontractors engaged by Tesco for its mezzanine construction, to use the land for temporary prefab offices and the storage of vehicles and materials, without undertaking any public consultation. FCC advised that neighbour consultation was not needed for a temporary permission and that no precedents could be made from this use of land. The Inspector however, directly refers to a precedent having been set for development and use of land, citing the temporary period of use by the Tesco mezzanine contractors.

4.The statement by the Inspector that the area of land is an 'eyesore' because of the perimeter wooden fence, is unacceptable given that most dwellings have a wooden fence. This should not be

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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upheld as a reason to support the re-designation of this area of land to brownfield for housing development. The 'eyesore' could be simply be addressed by repositioning the boundary fence further into the site and undertaking a landscaping scheme.

5. In the original BRP planning permission it was identified that a green barrier should be retained between existing housing and the BRP. The Inspector must now accept that as part of the planning permission for BRP, there was a requirement for both a planted earth bund and a large protective green barrier between housing and the BRP. This requirement must surely apply to any new housing development. Any houses built on the site would be sandwiched between the planted earth bund and the BRP and would not be afforded the required level of screening from the BRP. Therefore the Inspector's statement that 'If the area is required to provide a buffer between the housing development to the west and the Retail Park I see no reason why the development of an appropriately designed housing development would conflict with that purpose' is not in keeping with the screening policy between housing and the BRP in terms of ensuring an agreed and appropriate barrier.

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7. The Inspector states that the gable ends of the houses on Simonstone Road area against this area of land and any development would have no negative impact on the residents. However, the houses on the other side of Simonstone Road looks directly over this site and in winter there would be no barrier to new development.

8. In accordance with FCC's expectation for site, it could be landscaped and transformed from the 'eyesore' referred to by the Inspector, to a visually attractive area used to incorporate a signage welcoming visitors to BRP.

9. The Inspector states that the re-designation of this

# Representations and Responses

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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site for housing would exceed the indicative growth band of the village by 2%. Therefore, as this area of land is not needed for Broughton to achieve the required national growth targets it would seem obvious that there is no requirement for the site to allocated for housing or developed in any way.

<b>7664 - 19229</b>	<b>Mr</b>	<b>Sean Neilens</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Broughton</b>	<i>Site:</i> <b>Compound Site</b>	<i>Mod Ref:</i> MOD11/45

Broughton Retail Park is not integral with the community of Broughton. The Compound site is only so named due to lack of planning enforcement. The 'green barrier' on the original plan should be maintained to absorb noise, traffic pollution and light pollution from the retail park into Broughton settlement. Tree planting would benefit both residents and visitors to the retail park being aesthetically pleasing / contrast.

withdraw the proposed modification and reinstate the green space.  
Take enforcement action immediately.

For the Council's response please refer to the main report.

For the Council's response please refer to the main report.

<b>7668 - 19238</b>	<b>Mrs</b>	<b>J Robinson</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Broughton</b>	<i>Site:</i> <b>Compound Site</b>	<i>Mod Ref:</i> MOD11/45

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A - to strongly reconsider the decision to accept the Inspector's recommendation to re-designate the site as brownfield for housing.

B – to retain the site as green barrier

For the Council's response please refer to the main report.

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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site for housing would exceed the indicative growth band of the village by 2%. Therefore, as this area of land is not needed for Broughton to achieve the required national growth targets it would seem obvious that there is no requirement for the site to allocated for housing or developed in any way.

<b>7689 - 19272</b>	<b>Mr Kenneth Bailey</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Broughton</b>	<i>Site:</i> <b>Compound Site</b>	<i>Mod Ref:</i> MOD11/45

Objects because: i) the loss of a green space designation; ii) there is a sewerage/drainage capacity problem in Broughton exacerbated by the loss of "green fields"; iii) insufficient extra capacity (drainage/sewerage) to allow future expansion; iv) there has been a massive increase in volume, size and speed of road traffic. This is particularly obvious in Bretton Lane which seems to have become a "short cut" for much traffic; and v) there hasn't been an increase in services and amenities ie Doctors Surgeries, school capacity, dentists comparable with house building.	None specified.	For the Council's response please refer to the main report.	For the Council's response please refer to the main report.
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<b>59 - 18848</b>	<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Supporting the non-allocation of land in the Plan</b>
	<i>Settlement:</i> <b>Carmel</b>	<i>Site:</i> <b>Former cricket pitch</b>	<i>Mod Ref:</i> MOD11/47

Supports deletion of housing allocation.	n/a	Noted	n/a
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<b>7693 - 19278</b>	<b>Mr R E Hughes</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Carmel</b>	<i>Site:</i> <b>Former cricket pitch</b>	<i>Mod Ref:</i> MOD11/47

The Council have accepted the Inspector's view that 'the allocation represents an unacceptable intrusion into open countryside which is incongruous and poorly related to the built form of the settlement' which is in direct contradiction to the Council's previous views that the site is 'an acceptable opportunity to meet housing needs in the village'.	Seeks re-allocation of the former cricket pitch site in Carmel.	Not accepted. Whilst it is accepted that the Inspector's Report is not legally binding in Wales, the Welsh Assembly Government in 'Unitary Development Plans, Wales' 2001, advises that 'where the authority chooses not to accept a recommendation, it must provide clear and cogent reasons for not doing so'. The Inspector has taken an impartial stance in assessing the Plan's overall housing requirement and the	That MOD11/47 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further proposed modifications.
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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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Objects to the deletion of the allocation for the following reasons:

i) the original allocation in 2003 was made following detailed consideration by FCC and defended consistently and vigorously in 2006.

ii) the issue is the definition of the acceptable development limit for Carmel and its interrelationship with other housing in the locality, notably the inter-war housing at Mertyn Lane. There are over 30 dwellings in the Mertyn Lane, some approved by FCC yet the Inspector seems in denial of the existence of this area which has always been a part of Carmel and lies only 350m from the school. Mertyn Lane has great visual impact on the character of the area but has been treated as a 'outlier', to be excluded from Carmel and not pertaining to any settlement.

iii) Whilst accepting that unnecessary encroachment into the countryside is contrary to sound planning principles, the entire history of settlements has demanded that they have had to expand into open countryside.

iv) on a strategic basis, Carmel is a category B settlement where growth could and should be accommodated and where services and facilities would benefit from additional growth. The Inspector agrees that the scale of growth would not be excessive and that there are no alternative sites. Rather than conforming with the spatial strategy to find a suitable site in Carmel, the Inspector indicates that it does not really matter if there is no growth. This stance is flawed as settlements need growth if they are to retain services and facilities.

v) Considers FCC were more balanced in their original detailed local assessment of Carmel. FCC have offered no explanation for the complete about turn. Planning issues raise both objective and subjective elements and viewpoints may differ, with there rarely being absolute wrongs or rights. FCC should stand by its original proposals.

manner in which it is be met on the ground, in terms of new allocations.

The Inspector commented on the Former Cricket Pitch allocation 'I consider development would result in an unacceptable intrusion into the countryside which would be incongruous and poorly related to the built form of the settlement.' This is considered to represent a clear statement and reasoning as to why the Inspector recommended that the site be deleted. Whilst it is different to the Council's previous views on the site, the Council has been quite clear in adopting a consistent approach whereby the Inspector's recommendations have generally been accepted in full. The Council considers that it would be wrong to pick and choose which of the recommendations it accepts, especially when the Inspector has provided clear reasoning.

The Inspector has not failed to recognize the existence of the development on Mertyn Lane as it was the Inspector's view that the A5026 forms a strong physical demarcation between the urban form and the countryside beyond. It was the Inspector's view that by consolidating the development at Mertyn Lane the urban form would be extended into the open countryside and the development of the former cricket pitch would 'significantly alter the character of the surrounding area.' There is no planning purpose served by retaining the Mertyn Lane area within the settlement boundary.

The Council accepts that there will only be a low rate of growth in Carmel. However, the Inspector has taken the view that although the anticipated growth would not be excessive 'the growth bands are not prescriptive and the strategy must be applied in a flexible way to recognize and cater for settlements where constraints exist which prevent sites from being identified. In my view such is the case in Carmel'.

Given the proximity of Holywell where significant provision is being made, it is not considered that there is an overriding need for the re-introduction of the allocation. On the basis of the Inspector's clear view that the development of the allocation would result in harm to the countryside, it would be wholly inappropriate to reintroduce the allocation.

1739 - 19213	Mr	Thomas Hughes	11 Housing
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Hawarden	<i>Site:</i> Overlea Drive	<i>Mod Ref:</i> MOD11/50

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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Objects because previous objections have not been taken into account and some of these are:  
 1. increased traffic - more pollution  
 2. more pressure on already struggling local services  
 3. poor accessibility to and from Gladstone Way.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

59 - 18849	Klaus Armstrong-Braun	Envirowatch	11 Housing
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Supporting the non-allocation of land in the Plan
	<i>Settlement:</i> Ewloe	<i>Site:</i> Greenhill Ave/Springdale	<i>Mod Ref:</i> MOD11/53

Supports deletion of housing allocation.

n/a

Noted

n/a

1119 - 19111	Mike Pender	Anwyl Construction Company Limited	11 Housing
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to the non-inclusion of land in the Plan
	<i>Settlement:</i> Ewloe	<i>Site:</i> Greenhill Ave/Springdale	<i>Mod Ref:</i> MOD11/53

Objects to the deletion of the allocation at Greenhill Avenue / Springdale for the following reasons:

i) Overall Approach to Agricultural Land Value - there has been no strategic assessment of the relative values of agricultural land across Flintshire and what approach needs to be taken regarding the loss of any best and most versatile agricultural land. The agricultural land value appears to be treated differently on sites depending on whether an objection was raised. In some instances, the value of agricultural land was unclear and yet the Inspector proceeded to recommend the allocation without further information or investigation. In other instances the agricultural land value was high but the need for development over-rode this factor. At Greenhill Ave / Springdale, the value of the agricultural land was the only factor which prevented its allocation and yet there were no sequentially superior sites taken into consideration.

ii) Land at Greenhill Avenue, Springdale, Ewloe - An agricultural land assessment has been undertaken which indicates that with the exception of a small part of the site which is 3A, it is predominantly 3B. There are also several limiting factors to the potential and ability of the land to reach these higher grades and the way in which the land is farmed, which result in it not being best and most versatile

Seeks re-allocation of land at Greenhill Avenue / Springdale.

Not accepted. The objector does not give details of specific sites to substantiate the suggestion that there has been an inconsistent approach to agricultural land value. The Council therefore cannot respond in detail on that point.

In general terms, however, each site is different and raises a unique set of issues. The weight that an Inspector might attach to any one issue, including agricultural land value, may vary from site to site, depending on a wide range of factors such as the availability of other sites in the locality, the characteristics of each site, and wider strategic constraints such as green barriers. The Inspector has, quite rightly, considered all representations made on the UDP and made recommendations accordingly. Equally, she has had no remit to consider matters that were not the subject of duly made representations. It should be noted, however, that there are no outstanding objections from the Welsh Assembly Government's Agricultural Division to any allocated sites.

In relation to the site at Greenhill Avenue / Springdale, while the Inspector did not consider that allocation of the site would result in excess growth in Ewloe, neither did she consider there was any over-riding need for the site. Allocations, completions and commitments in Ewloe will result in growth near the upper end of the indicative growth band. The Inspector indicated that the site could be reconsidered in the future if the agricultural land classification issue is resolved.

That MOD11/53 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrant a re-opening of the public inquiry or further Proposed Modifications.

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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agricultural land. The circumstances supporting its original allocation still apply and it should be re-instated as a housing allocation - there will be no breach of growth targets for the County or Ewloe.

Notwithstanding the new evidence submitted in relation to agricultural land value, in the absence of an over-riding need for the allocation at the present time the Council agrees with the Inspector that the site can appropriately be re-considered as part of the LDP.

The objector has raised no substantive evidence or issues that would warrant the Inquiry re-opening or further Proposed Modifications being made.

<b>59 - 18850</b>	<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Supporting the non-allocation of land in the Plan</i>
	<i>Settlement: Greenfield</i>	<i>Site: Tan y Felin</i>	<i>Mod Ref: MOD11/54</i>

Supports deletion of housing allocation.

n/a

Noted

n/a

<b>984 - 19316</b>	<b>George Wimpey Strategic Land</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>
	<i>Settlement: Greenfield</i>	<i>Site: Tan y Felin</i>
		<i>Category: Objecting to the non-allocation of land in the Plan</i>
		<i>Mod Ref: MOD11/54</i>

Objects to the deletion of the Tan y Felin housing allocation for the following reasons:  
 i) change in circumstances - Two years have passed since the inquiry sessions on Tan y Felin and the Holywell Textile Mill sites and the Inspector's reasoning requires re-addressing since much has changed with regard to Greenfield and nothing has changed with regard to the Mill site:  
 - there are no new market home sites in Greenfield apart from very small sites, which may never come to the market  
 - the greenfield former school site is being developed by Wales and West  
 - Wales and West have also acquired the Glan y Don site but have land banked it pending an improvement in the market and funding. The site has severe access problems which have prevented it from coming forward, despite being a commitment for 12 years.  
 ii) WAG advice - Para 9.2.3 of MIPPS (Housing) states '..and that there must be sites suitable for the full range of housing types.' Para 9.1.1 states that

Seeks the re-allocation of the site for housing.

HSG1(37) Tan Y Felin, Greenfield.

Introduction

Initially the site at Tan Y Felin was allocated for housing in the Draft Deposit UDP 2003. At that time as there were few opportunities for brownfield sites or any greenfield sites within the settlement of Greenfield, it was considered a suitable site for 50 dwellings. However when it became apparent that there was potential for a large site to be developed at Holywell Textile Mill because the site's location in the Greenfield Valley between Holywell and Greenfield, it was considered that the site could make a contribution to local housing provision in both of these settlements given also that sufficient sites existed countywide to meet the overall housing requirement. A proposed change was therefore made to delete the housing allocation HSG1 (37) at Tan Y Felin and instead allocate a sequentially preferable brownfield site at the Holywell Textile Mill site nearby (PC 323). Following the inquiry the inspector supported this approach and the change went forward as Proposed Modification 11/54.

Reasons for Representation	Requested Changes	Councils Response	Recommendation
<p>WAG's vision is to ensure that there is 'greater choice for people over the type of housing and location that they live in...'. Para 9.1.2 states that local planning authorities should promote 'Mixed tenure communities'.</p> <p>iii) Stagnated settlement - the situation at Greenfield runs counter to this advice and Greenfield will become a stagnated settlement. Its services, facilities and shops need investment and regeneration through the additional wealth created by new development at Tan y Felin. Without Tan y Felin the community is unsustainable.</p> <p>iv) Tan y Felin benefits - the new Greenfield primary school is less than three quarters full, representing an inefficient use of buildings and education resources. Children from Tan y Felin would help make up the shortfall. Tan y Felin would provide a community open space adjacent to the allocation with a footpath link to the school.</p> <p>v) Housing Land - In terms of housing land supply in Greenfield village, the Glan y Don site should be excluded as it is some distance from Greenfield, outside its settlement boundary and within Bagillt. Dwelling numbers on the site cannot reasonably contribute to Greenfield and should be excluded from the land supply calculations. This results in a growth of only 6.5% supply, significantly less than the 8-15% guideline for a category B settlement. With the Tan y Felin site included, growth increases to 11.7%, well within the indicative growth band.</p> <p>vi) Holywell Textile Mill - there has been no activity on the site since the inquiry two years ago with no development brief for the site, despite being estimated at inquiry being produced within six months. It is partially in active commercial use and in multiple ownership. It cannot be relied upon in any way to substitute for Tan y Felin. Questions how a windfall Holywell site without planning permission and outside a settlement boundary can substitute for an identified site which is able to be developed immediately and located on a the edge of a different settlement. In any event, the Inspector considered the link between the two to be tenuous. The Inspector stated in 11.159.20 that there is no need for Tan y Felin 'at the present' and at 11.159.10 states that there is likely to be a shortfall in the 5 year supply through annual monitoring, then 'the provision of additional sites can be addressed at that time'.</p>		<p>Objection</p> <p>One objection was received to Proposed Modification 11/54 from George Wimpey Strategic Land and a brief summary of the main points of objection are as follows:-</p> <p>Objects to the deletion of the Tan y Felin housing allocation for the following reasons:</p> <p>i) change in circumstances - Two years have passed since the inquiry and nothing has changed with regard to the Mill site:                      - there are no new market home sites in Greenfield apart from very small sites, which may never come to the market                      - the greenfield former school site is being developed by Wales and West.                      - Wales and West have also acquired the Glan y Don site but have land banked it pending an improvement in the market and funding.</p> <p>ii) WAG advice - Para 9.2.3 of MIPPs (Housing) states 'and that there must be sites suitable for the full range of housing types'.</p> <p>iii) Stagnated settlement - the situation at Greenfield runs counter to this advice and Greenfield will become a stagnated settlement. Its services, facilities and shops need investment and regeneration through the additional wealth created by new development at Tan y Felin. Without Tan y Felin the community is unsustainable.</p> <p>iv) Tan y Felin benefits - the new greenfield primary school is less than three quarters full, representing an efficient use of buildings and education resources.</p> <p>v) Housing Land - In terms of housing land supply in Greenfield village, the Glan y Don site should be excluded as it is some distance from Greenfield, outside its settlement boundary and within Bagillt. This results in a growth of only 6.5% supply, significantly less than the 8-15% guideline for a category B settlement. With the Tan y Felin site included, growth increases to 11.7%, well within the indicative growth band.</p> <p>vi) Holywell Textile Mill - there has been no activity on the site since the inquiry two years ago with no development brief for the site, despite being estimated at inquiry being produced within six months. It is partially in active commercial use and in multiple ownership. It cannot be relied upon in any way to substitute for Tan y Felin. Questions how a windfall Holywell site without planning permission and outside a settlement</p>	

Reasons for Representation	Requested Changes	Councils Response	Recommendation
<p>vii) Greenfield cannot await the Local Development Plan to address its unsustainable situation and the problem needs to be addressed now.</p>		<p>boundary can substitute for an identified site which is able to be developed immediately and located on a the edge of a different settlement. In any event, the Inspector considered the link between the two to be tenuous. The Inspector stated in 11.159.20 that there is no need for Tan y Felin 'at the present' and at 11.159.10 states that there is likely to be a shortfall in the 5 year supply through annual monitoring, then 'the provision of additional sites can be addressed at that time'.</p> <p>Vii) Greenfield cannot await the Local Development Plan to address its unsustainable situation and the problem needs to be addressed now.</p>	
		<p>Council's Response</p> <p>i) Change in circumstances. The change in the housing market that has occurred in the past 2 years has affected all potential development sites. It could be argued that many of the allocated sites in the plan may have been affected because of the present slump in the housing market. The objector suggests that affordable housing will restrict the housing market in Greenfield. However the type of housing provided by Wales and West is exactly the type needed in Flintshire now and in the future. It is wrong to suggest that the provision of affordable house is restricting the housing market when clearly the Housing Needs Survey carried out for the council reveals a very high demand and need for affordable houses. The inspector pointed out in Para 11.68.10 that demand does not always reflect need in the housing market and as the responsible authority it is the Councils duty to provide for the needs of the people of Flintshire.</p> <p>ii) WAG advice. In relation to the MIPPS advice the UDP is fully compliant with this as there are policies in the plan which provides guidance on this. There is nothing in the MIPPS guidance as inferred by the objector which states or implies that the provision of sites is a target for every settlement. There is nothing to say that the Greenfield School and Glan Y Don sites are unlikely to provide a range of housing types as the advice promotes.</p> <p>iii) Stagnated Settlement. This is an assumption by the objector which is not supported by evidence. The inspector is clear that the Tan Y Felin site allocation is not fundamental to the plan or to Greenfield. The inspector states in Para 11.68.8, ' That being said I do not find that the development of the site would be necessary to meet housing needs or be the most</p>	

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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sustainable option should it be determined that more housing is required in the locality. The supply of 7400 new homes in Flintshire can be achieved without the objection site. To accord with the spatial strategy, development in Greenfield would fall within the indicative growth limits without HSG1(37). The only other allocated site has planning permission, is a brownfield one and closer to all facilities. It is sequentially preferable.' Even if it were demonstrated in the future that there is a need for more local housing, that does not mean this site should be considered without examining the other options. That is a function of the UDP process.

iv) Tan y Felin benefits. Ysgol Maesglas may have surplus places at the present time but it is also the case that pupil numbers fluctuates over time. The presence of surplus capacity will inform part of the evidence base for the LDP.

v) Housing Land. The site at Glan Y Don has outline planning permission and is part of Greenfield for the purposes of the development plan. In addition the site is between Bagillt and Greenfield but it is clearly part of the settlement of Greenfield. The nearest shops and schools are in Greenfield and not Bagillt. The inspector has accepted this, has not queried the fact that Glan y Don is within Greenfield and has also justified the growth of the settlement without the need for the Tan Y Felin site. The scale of growth which proposed for Greenfield taking into account completions, commitments and the remaining allocation HSG1 (36) at Greenfield School is 8%, which is within the indicative growth band for this Category B settlement. It is therefore clear that the settlement will achieve an acceptable level of growth without the need for further housing allocations.

vi) Holywell Textile Mill  
 The allocation has been included within the Plan as it represents a unique opportunity to bring about the regeneration of a sensitive brownfield site through a mixed use development scheme. In order to bring about the tourism and other commercial elements identified in policy HSG2B in a manner which is compatible with the landscape, townscape, nature conservation and historic value of the site and locality, the investment that can be secured through residential development is crucial. In para 11.159.14 the Inspector comments 'I do not consider that a significant element of residential development would be incompatible with the heritage value/tourism of the locality. Historically there has been housing in the valley and to my mind it is not the principle or scale of residential development which would harm



Reasons for Representation	Requested Changes	Councils Response	Recommendation
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the heritage/tourism interests but the success of future details which will need to successfully articulate the development and ensure its compatibility with its surroundings. When future work is carried out it may be that the design concept put forward in the feasibility study is not appropriate, but such matters are for consideration as part of the design process which will need to be carried out'. The regenerative effects of the development are a crucial factor in this scheme as it is a brown field site within a Tourism designation unlike the Tan Y Felin site which is on greenfield land on the edge of the settlement. All these factors have been fully discussed at the inquiry which resulted in the Inspectors acceptance of the deletion of Tan Y Felin. In any event there is sufficient provision in Greenfield without Tan Y Felin. (See response to point V above)

There is also sufficient flexibility in the overall housing provision in the plan, such that the plan is not reliant on the contribution in housing terms from the Textile Mill site should it not come forward during the plan period.

Vii) Greenfield cannot await the Local Development Plan The issues of the growth of Greenfield have been addressed at the Inquiry and repeated in this response to points ii) and v).

**Conclusion**  
The Tan Y Felin and Textile Mill sites have been the subject of close scrutiny by the Inspector at the Inquiry. The objection made in respect of the proposed modification is not considered to have raised any new issues or evidence which would fundamentally change the acceptability of the deletion of the allocation in principle.

**Recommendation.**  
That MOD11/ 54 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.

225 - 19101	Mr	R N Barnes	Hawarden Community Council	11 Housing
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan	
	<i>Settlement:</i> Hawarden	<i>Site:</i> Overlea Drive		<i>Mod Ref:</i> MOD11/55

Opposes the modification due to the impact on local services and the inadequacy of the already over burdened drainage system.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation		Requested Changes		Councils Response	Recommendation
<b>230 - 19109</b>	<b>Mrs</b>	<b>Christina Jones</b>			<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i>	<b>Hawarden</b>	<i>Site:</i>	<b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55
<p>i) Hawarden is under strain from over population;                      ii) There are drainage problems in the lower part of Overlea Drive;                      iii) Traffic on the Upperdale estate has already increased dramatically;                      iv) There are more children but no schools have been built;                      v) Doctors' surgeries have become busier and will not be able to accommodate more patients; and                      vi) The green fields round off the estate without the need for housing.</p>		None specified.	For the Councils response please refer to the main report.		For the Councils response please refer to the main report.
<b>398 - 19110</b>	<b>Mr</b>	<b>Allan Jones</b>			<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i>	<b>Hawarden</b>	<i>Site:</i>	<b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55
<p>i) More houses will stretch many services even further, for example schools and medical facilities.                      ii) Traffic is in great volume and parking is a problem; and                      iii) Despite improvements properties at the bottom of Overlea Drive still experience drainage problems and more housing would make this worse.</p>		None specified.	For the Councils response please refer to the main report.		For the Councils response please refer to the main report.
<b>1272 - 19285</b>	<b>Mr &amp; Mrs</b>	<b>Ian Fogerty</b>			<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i>	<b>Hawarden</b>	<i>Site:</i>	<b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55
<p>i) Drainage;                      ii) Environment;                      iii) Wildlife;                      iv) Increased pressure on local facilities; and                      v) Traffic access roads are busy already.</p>		Unallocation of land for housing.	For the Councils response please refer to the main report.		For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
<p><b>1736 - 19283</b></p> <p><b>Mrs Susan Dillon</b></p> <p><i>Nature of Representation:</i></p> <p><i>Para:</i></p> <p><i>Settlement:</i> <b>Hawarden</b></p>	<p><b>Pol: HSG1 New Housing Development Proposals</b></p> <p><i>Site:</i> <b>Overlea Drive</b></p>	<p><i>Category:</i> <b>Objecting to a proposed site in the Plan</b></p>	<p><b>11 Housing</b></p> <p><i>Mod Ref:</i> MOD11/55</p>
<p>i) Existing problems with sewerage and drainage. More houses will put extra strain on the system;</p> <p>ii) Increase in traffic;</p> <p>iii) Very poor access onto Gladstone Way; and</p> <p>iv) Insufficient space at schools and doctors' surgeries.</p>		<p>For the Councils response please refer to the main report.</p>	<p>For the Councils response please refer to the main report.</p>
<p><b>2155 - 19035</b></p> <p><b>Mr James Barton</b></p> <p><i>Nature of Representation:</i></p> <p><i>Para:</i></p> <p><i>Settlement:</i> <b>Hawarden</b></p>	<p><b>Pol: HSG1 New Housing Development Proposals</b></p> <p><i>Site:</i> <b>Overlea Drive</b></p>	<p><i>Category:</i> <b>Objecting to a proposed site in the Plan</b></p>	<p><b>11 Housing</b></p> <p><i>Mod Ref:</i> MOD11/55</p>
<p>Objects because:</p> <ol style="list-style-type: none"> <li>1. Loss of green barrier and open countryside</li> <li>2. Loss of land for amenity / walking use which is near local residents</li> <li>3. Overloaded sewerage system and flooding around Blackbrook Avenue, Braeside Ave</li> <li>4. Extra traffic would be a hazard</li> <li>5. There is other land in the green barrier which would have easier road access i.e. either side of Bennets Lane from the Railway Bridge to Aston Hall Lane; either side of Bennets Lane from the Railway Bridge to Gladstone Way; North side of Cross Tree Lane from Gladstone Way to the cemetery.</li> </ol>	<p>Suggests three alternative sites in the green barrier with better road access i.e. either side of Bennets Lane from the Railway Bridge to Aston Hall Lane; either side of Bennets Lane from the Railway Bridge to Gladstone Way; North side of Cross Tree Lane from Gladstone Way to the cemetery</p>	<p>For the Councils response please refer to the main report.</p>	<p>For the Councils response please refer to the main report.</p>
<p><b>2156 - 19119</b></p> <p><b>Mr Colin Riley</b></p> <p><i>Nature of Representation:</i></p> <p><i>Para:</i></p> <p><i>Settlement:</i> <b>Hawarden</b></p>	<p><b>Pol: HSG1 New Housing Development Proposals</b></p> <p><i>Site:</i> <b>Overlea Drive</b></p>	<p><i>Category:</i> <b>Objecting to a proposed site in the Plan</b></p>	<p><b>11 Housing</b></p> <p><i>Mod Ref:</i> MOD11/55</p>
<p>Objects because:</p> <ol style="list-style-type: none"> <li>1. the Inspector has ignored the views of residents</li> <li>2. flooding</li> <li>3. traffic volume</li> <li>4. schooling</li> <li>5. medical access.</li> </ol>		<p>For the Councils response please refer to the main report.</p>	<p>For the Councils response please refer to the main report.</p>

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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<b>2157 - 19273</b>	<b>Mr</b>	<b>Kenneth Evans</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55

<p>Objects to the allocation of land at Overlea Drive for housing for the following reasons:</p> <p>i) 50 or so houses will result in a dramatic increase in road traffic on the estate, add to the already hazardous exits onto Gladstone Way and increase traffic along Bennetts Lane which is used by children walking to and from school.</p> <p>ii) houses will be within the catchment area for Hawarden High School and will reduce places available for children on the periphery of the present catchment area.</p> <p>iii) well documented problems with drainage in the area which will be exacerbated by additional dwellings.</p> <p>iv) another intrusion into the rural surroundings of Hawarden Village which is rapidly being destroyed by excessive volumes of traffic.</p> <p>v) Hawarden, Ewloe, Mancot, Sandycroft, Queensferry, Shotton and Connah's Quay will become one vast urban and industrial sprawl.</p>	Not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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<b>2159 - 19200</b>	<b>Mr &amp; Ms</b>	<b>C &amp; J Simpson &amp; Cowley</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55

<p>Objects because:</p> <ol style="list-style-type: none"> <li>safety - narrow roads and badly sighted road junctions</li> <li>drainage problems - additional development would only add to the already serious problems</li> <li>wildlife on the land includes badgers and bats which would be protected.</li> </ol>		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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<b>2176 - 19164</b>	<b>Mrs</b>	<b>Elizabeth J Threadgold</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55

<p>i) Road safety - increased risk of accidents for pedestrians and cyclists;</p>		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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ii) Traffic volume - existing traffic problems would be exacerbated;  
 iii) Local amenities - pressure on local schools and doctors' surgeries;  
 iv) Drainage - the drainage system is already at capacity and flooding has occurred. This will be exacerbated;  
 v) Local sentiment - overwhelming public objection must be taken into account.

<b>2183 - 19014</b>	<b>Mrs</b>	<b>Doris O'Rourke</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Hawarden</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Overlea Drive</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>	<i>Mod Ref:</i> MOD11/55

Objects to allocation of land at Overlea Drive, Hawarden for the following reasons:  
 i) Given the inadequate visibility at the junctions of Blackbrooke Avenue and Fieldside with Gladstone Way, and the lack of an identified technical solution, it is not considered appropriate for the site to be allocated for housing  
 ii) drainage problems during heavy rain which results in Overlea Drive becoming a river and lifting manhole covers - the site acts a sponge and is always saturated  
 iii) children may need to attend schools further away, involving public transport.

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>2201 - 19321</b>	<b>Cllr</b>	<b>Clive Carver</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Hawarden</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Overlea Drive</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>	<i>Mod Ref:</i> MOD11/55

Objects because:  
 1. Access - the access roads to the site are narrow, there is excessive on-street parking which prevents larger vehicles reaching properties, there is parking partly on the pavements which causes problems for pedestrians. Increased number of properties will cause difficulty and danger on these roads. Refers to GEN1 criteria a,d,e,f to support objection.  
 2. Education - Local schools will become stretched if an additional 48 properties are built, more so if MOD11/63 also goes ahead (Ash Lane).  
 3. Drainage - The existing drainage system cannot cope and although modifications to the existing

For the site to remain in the green barrier, for the settlement boundary to remain as before and for the site not to be allocated for housing

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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sewerage system under the control of Welsh Water can be made by developer contributions, the drainage system may not be upgraded. Flooding already occurs and increasing demands on the system will only exacerbate the situation. Refers to GEN1 criteria d,h,i to support objection.

4. Wildlife - The site is a haven for many species of wildlife, the disused waterworks are frequented by bats and badger setts are within the railway embankment. Two public footpaths run through the site and many local residents enjoy the amenity. Refers to GEN1 criteria c,d to support objection.

5. Overbearing - the land slopes upwards away from its northern boundary with the adjoining property on Overlea Drive, Overlea Crescent and Penlan Drive. These properties are all bungalows. The previous application was for 1.47ha and 43 dwellings, the PM is for 1.9ha and 48 dwellings which would make the development overbearing. Refers to GEN1 criteria a,d to support objection.

6. Consultation - there were a considerable number of objections and the objector believes that the public's views should be given some weight towards the outcome, otherwise the so-called public consultation can be turned into a sham.

<b>2205 - 19179</b>	<b>Mr</b>	<b>Howard Davies</b>	<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55

Objects because:  
 1. increased traffic in particular on Upperdale Estate which has poor access in and out  
 2. extra load on the drainage system which can't cope at present during and after heavy downpours  
 3. effect on wildlife  
 4. removal of a rural setting which many people use every day  
 5. increased pressure on public services such as schools and healthcare

Delete the modification and do not allocate the land for housing

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>2243 - 19250</b>	<b>Mr</b>	<b>Peter H. Gaston</b>	<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55



# FLINTSHIRE UNITARY DEVELOPMENT PLAN - PROPOSED MODIFICATIONS

## Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
<b>2252 - 19093</b>	<b>Cdr Brian Pearce</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> HSG1 New Housing Development Proposals <i>Settlement:</i> Hawarden	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Overlea Drive	<i>Category:</i> Objecting to a proposed site in the Plan <i>Mod Ref:</i> MOD11/55
Objects because: The proposal would lead to the eventual coalescence of the communities of Hawarden, Mancot, Aston & Ewloe creating urban sprawl.	Maintain the status quo	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>4259 - 19281</b>	<b>Mr &amp; Mrs Pat &amp; Geoffrey Adams</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> HSG1 New Housing Development Proposals <i>Settlement:</i> Hawarden	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Overlea Drive	<i>Category:</i> Objecting to a proposed site in the Plan <i>Mod Ref:</i> MOD11/55
i) Objects due to drainage, volume of traffic, schools, and doctors; ii) Blackbrook Avenue and Braeside Avenue are congested; iii) The quality of life will be greatly reduced by development and new residents' traffic; and iv) There is already pressure on the drainage system, school places, doctors' list, etc.	Unallocate land for housing. Land should remain in green barrier in order to alleviate the congestion and overloading of systems.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7251 - 19034</b>	<b>Mr Peter Gordon</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> HSG1 New Housing Development Proposals <i>Settlement:</i> Hawarden	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Overlea Drive	<i>Category:</i> Objecting to a proposed site in the Plan <i>Mod Ref:</i> MOD11/55
Objects because: 1. Welsh Water have stated that the drainage system in the area is incapable of absorbing further housing 2. The road system isn't suitable for increased traffic 3. Local schools wouldn't be able to cope 4. Surgeries would be under severe pressure 5. Loss of leisure amenity.		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7272 - 19175</b>	<b>Ms Beryl W Dibble</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> HSG1 New Housing Development Proposals <i>Settlement:</i> Hawarden	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Overlea Drive	<i>Category:</i> Objecting to a proposed site in the Plan <i>Mod Ref:</i> MOD11/55
Objects because: 1. there are already serious problems in the area	Delete the allocation and retain the land in the green barrier.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.



# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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with flooding, drainage and sewage disposal  
 2. at all times of the day there are traffic problems and the proposed additional dwellings will increase this.

<b>7309 - 19284</b>	<b>Diane N &amp; Dennis Harris &amp; Johnson</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Hawarden</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Overlea Drive</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/55

i) Increased volume of traffic; and  
 ii) The overloading of local facilities such as schools, doctors, etc.

The land remains as a field and no building allowed.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7330 - 19132</b>	<b>Mrs Patricia Hall</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Hawarden</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Overlea Drive</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/55

The development is not well thought out and the modification will not make a difference to the settlement's problems. The estate/settlement cannot accommodate more road users or additional school pupils. Road improvements will make no difference. Local schools are already crowded. The area suffers from flooding and recent development has exacerbated this. The proposed modification does not include new infrastructure such as drainage, schools and shops. The development would result in pressure for additional development behind Overlea Drive and Vickers Close.

Delete allocation and develop other areas of Flintshire such as Hope/Caergwrle instead.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7335 - 19124</b>	<b>Michael G Hall</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Hawarden</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Overlea Drive</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/55

The development is not well thought out and the modification will not make a difference to the settlement's problems. The estate/settlement cannot accommodate more road users or additional school pupils. Road improvements will make no difference. Local schools are already crowded. The area suffers from flooding and recent development has exacerbated this. The proposed modification

Delete allocation and develop other areas of Flintshire such as Hope/Caergwrle instead.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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does not include new infrastructure such as drainage, schools and shops. The development would result in pressure for additional development behind Overlea Drive and Vickers Close.

7339 - 19239	Mike Robbins		11 Housing
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<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Hawarden</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Overlea Drive</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/55
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i) The land was subject of an Inquiry for housing which found the road infrastructure to be inadequate;  
 ii) A number of minor points were also raised to the unsuitability of this site;  
 iii) The road system is unaltered but the inclusion of the area appears to be due to it making a neat circle on the map;  
 iv) It is difficult to see how the road layout can be improved; and  
 v) The local doctors' practice and schools can not support a growing population.

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

7492 - 18898	Mrs Linda Oakland		11 Housing
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<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Hawarden</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Overlea Drive</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/55
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Concerned about the council's new position regarding Overlea Drive:  
 i) the reasons why the previous planning application was unsuccessful still apply.  
 ii) the fields are used for walking away from traffic. This would not be the case if houses were to be built on this land.  
 iii) there has been a significant increase in the number of cars which park on the streets.  
 iv) there are no spaces at the medical practice in Hawarden;  
 v) there have been problems with drainage on this estate and the infrastructure would be placed under even greater strain.

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

7550 - 19037	Michele Rowlands		11 Housing
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<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Hawarden</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Overlea Drive</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/55
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# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
<p>i) The allocation will result in an increase in traffic on Overlea Drive and outside the local school which is bad for highway safety and the environment;</p> <p>ii) Loss of green belt (barrier) land; and</p> <p>iii) The local doctors is full and this allocation and others locally would add to the problems in the area (e.g. pollution, traffic, road safety, noise, over subscribed schools/surgeries, etc) .</p>	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7564 - 19054</b>	<b>Mr Richard Ford</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55
<p>Objects to the allocation of land at Overlea Drive, Hawarden for the following reasons:</p> <p>i) traffic congestion in locality</p> <p>ii) local amenities such as school, surgeries, dentists are all fully booked</p> <p>iii) entrance to Overlea Drive totally unsuitable.</p>	The modifications should not be allowed	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7565 - 19056</b>	<b>Mr Thomas Carey</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55
<p>Objects to the allocation of land at Overlea Drive, Hawarden for the following reasons:</p> <p>i) traffic on Bennetts Lane is chronic without more families in the area</p> <p>ii) local doctors and schools are already under pressure</p> <p>iv) drivers use Bennetts Lane as a shortcut and could result in an accident (women recently knocked off bicycle).</p>	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7568 - 19060</b>	<b>Maurice Salt</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55
<p>Objects to the allocation land at Overlea Drive for the following reasons:</p> <p>i) the access to the site is totally inadequate and dangerous. Overlea Drive was built in the 1950's and is totally inadequate for the traffic which now uses it.</p>	Seeks drawing back of settlement boundary and reinstatement of green barrier.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
<p>On street parking makes it difficult for large vehicles or emergency services to pass. Exacerbated by the fact that roads around the area are totally unsuitable for public transport.</p> <p>ii) the current drainage and sewage system is inadequate to cope with additional development</p> <p>iii) the local school is oversubscribed and further development will exacerbate that problem.</p>			
<b>7578 - 19072</b>	<b>Mrs Judith Wood</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55
<p>Objects to the allocation at Overlea Drive Hawarden for the following reasons:</p> <p>i) schools and doctors surgeries are struggling to service existing residents</p> <p>ii) the infrastructure is not suitable for more cars in a small village</p> <p>iii) large developments are not suitable for a small village.</p>	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7584 - 19082</b>	<b>Mrs Linda Jones</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55
<p>Objects to the allocation at Overlea Drive, Hawarden for the following reasons:</p> <p>i) Hawarden is becoming more and more overpopulated</p> <p>ii) traffic congestion</p> <p>iii) doctors and dentists oversubscribed</p> <p>iv) no more housing developments needed in this area.</p>	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7597 - 19113</b>	<b>Mr &amp; Mrs S Cooper</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55
<p>i) The change from green barrier to land for housing;</p> <p>ii) Hawarden and Mancot should remain separate; and</p> <p>iii) There are enough problems with traffic, noise,</p>	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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pollution, play groups, schools, doctors, etc without making things worse.

<b>7602 - 19120</b>	<b>Mr</b>	<b>Mike Peet</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55

Objects because:

1. more traffic will create more pollution
2. drain on resources i.e. doctors, schools etc
3. loss of green barrier
4. already too many houses in Hawarden
5. loss of area for children to play in and for dog walking.

No building at all - keep as green barrier

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7604 - 19121</b>	<b>Mrs</b>	<b>Denise Bennett</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55

Objects because:

1. schools are already full
2. doctors are full
3. lack of safe playground facilities
4. electrical supply inadequate
5. surface water drainage - needs improving now as local area floods when there is a downpour.

1. soakaways and another system for surface water
2. boost to the electricity supply
3. play area for children
4. a road exit other than Blackbrook Ave

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7608 - 19128</b>	<b>Miss</b>	<b>Claire E Field</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55

Objects because:

1. is concerned that the difficulties stated by the Inspector cannot be sufficiently addressed and local residents will suffer as a consequence
2. access to the site and increased traffic will provide safety issues for surrounding residents and the junctions onto Gladstone Way are already insufficient for existing traffic
3. surface water drainage - concerns for residents occupying houses towards the lower end of the area
4. there are existing sewerage issues and further development will exacerbate the problem

Withdraw the proposal

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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5. access to schools, libraries and other social services will be more difficult.

<b>7612 - 19134</b>	<b>Mr</b>	<b>Graham Bennett</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Hawarden</i>	<i>Site: Overlea Drive</i>	<i>Mod Ref: MOD11/55</i>

i) The road system will not support the extra traffic generated;  
 ii) Local services such as Doctors are already at breaking point;  
 iii) Electricity supply is inadequate for present needs without adding extra connections;  
 iv) There are problems of flooding due to inadequate drainage and further development will exacerbate this.

Delete the housing allocation.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7627 - 19161</b>	<b>Mr and Mrs</b>	<b>P Ellis</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Hawarden</i>	<i>Site: Overlea Drive</i>	<i>Mod Ref: MOD11/55</i>

i) It is not in the interests of the local community or Hawarden residents in general;  
 ii) There would be excessive pressure on local services;  
 iii) Roads would become more dangerous, especially the junction with Gladstone Way;  
 iv) Existing drainage problems would be worsened;  
 v) The adjacent railway embankment will be unstable having had its trees recently cut down.

Delete the allocation and leave the land as green belt (barrier).

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7631 - 19167</b>	<b>Master</b>	<b>Iwan Threadgold</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Hawarden</i>	<i>Site: Overlea Drive</i>	<i>Mod Ref: MOD11/55</i>

The site is used by local residents for dog walking and sledging in winter. Residential development will hurt the environment.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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<b>7632 - 19168</b>	<b>Mr</b>	<b>S Threadgold</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55

i) Highways and traffic - existing traffic problems would be exacerbated  
 ii) Road safety - increased risk of accidents to pedestrians or cyclists  
 iii) Increased pressure on local schools and doctors  
 iv) The existing drainage system is already at capacity and problems have occurred, which will be exacerbated with more development  
 v) Overwhelming public objection must be taken into account.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7639 - 19178</b>	<b>Mrs</b>	<b>Kathryn Beaumont</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55

Objects because:  
 1. the area is already highly developed  
 2. more houses will result in the destruction of green belt land and have a detrimental impact on the quality of life for residents in the area  
 3. development would create a higher level of traffic through Overlea Drive and the surrounding roads - many residents chose to retire to the area because it is quiet  
 4. new development will also affect the character of the neighbourhood which is older and more established.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7640 - 19180</b>	<b>Mr</b>	<b>Steve Beaumont</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55

Objects because:  
 1. the area is already highly developed and a new development will have a detrimental effect on the quality of life for residents in the Overlea Drive / Blackbrook Ave area  
 2. residents will lose green belt land which many access for leisure

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# FLINTSHIRE UNITARY DEVELOPMENT PLAN - PROPOSED MODIFICATIONS

## Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
<p>3. the increase in traffic will create noise and congestion</p> <p>4. the character of this older established area will be damaged</p> <p>5. a considerable number of residents chose to retire to the area because it is quiet and established</p> <p>6. a development of Redrow houses will alter and damage the quality of the neighbourhood.</p>			
<b>7651 - 19204</b>	<b>Mr D Jones</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55
<p>Objects because:</p> <p>1. the development would bring a huge number of people and vehicles to the area</p> <p>2. there have always been drainage problems in the area</p> <p>3. traffic access is going to be a huge problem</p> <p>4. lack of spaces at the local school</p> <p>Also states that previous reasons for objecting remain.</p>	Development should not go ahead	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7657 - 19212</b>	<b>Mrs Megan Jolly</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55
<p>Objects because:</p> <p>1. Health - the village has one health care centre and the list is full at present. Is there provision made for additional residents?</p> <p>2. Education - the primary and secondary schools serve a wide area and would they be able to take extra students?</p> <p>3. Drainage and flooding - is becoming more of a problem in many areas. Will it occur in Upperdale following additional housing?</p> <p>4. Traffic will increase causing problems.</p>		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7662 - 19221</b>	<b>Mr Ivan Finegan</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>	<i>Site:</i> <b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55



# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
<p>Objects because:</p> <ol style="list-style-type: none"> <li>1. The site provides a green barrier around Hawarden</li> <li>2. Development of the site would have a detrimental effect on the area and especially the residents of Overlea Drive, Penlan Drive, Fieldside, Bennett's Lane and would reduce their quality of life.</li> <li>3. Local road and drainage infrastructure is unable to support the additional burden this proposed development would create.</li> </ol>	<p>The area should remain as green barrier and not be developed</p>	<p>For the Councils response please refer to the main report.</p>	<p>For the Councils response please refer to the main report.</p>
<p><b>7671 - 19245</b> <b>Nicola Brooks</b> <b>11 Housing</b></p>			
<p><i>Nature of Representation:</i></p>	<p><i>Para:</i> <i>Settlement:</i> <b>Hawarden</b></p>	<p><i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Overlea Drive</b></p>	<p><i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/55</p>
<p>i) Increased pressure on drainage - residents downhill will suffer from any increased flood risk; ii) Additional traffic flow through existing residential development; iii) The importance of preserving green spaces for biodiversity; and iv) The significant number of previous objections to this proposal.</p>	<p>The land to remain as green barrier.</p>	<p>For the Councils response please refer to the main report.</p>	<p>For the Councils response please refer to the main report.</p>
<p><b>7673 - 19247</b> <b>Mrs Margaret Welch</b> <b>11 Housing</b></p>			
<p><i>Nature of Representation:</i></p>	<p><i>Para:</i> <i>Settlement:</i> <b>Hawarden</b></p>	<p><i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Overlea Drive</b></p>	<p><i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/55</p>
<p>i) The traffic, drainage system, doctors' surgeries and schools are full; and ii) Development could be disastrous for the quality of life.</p>	<p>None specified.</p>	<p>For the Councils response please refer to the main report.</p>	<p>For the Councils response please refer to the main report.</p>
<p><b>7674 - 19248</b> <b>Mr Gordon Welch</b> <b>11 Housing</b></p>			
<p><i>Nature of Representation:</i></p>	<p><i>Para:</i> <i>Settlement:</i> <b>Hawarden</b></p>	<p><i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Overlea Drive</b></p>	<p><i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/55</p>
<p>i) Increase in traffic density and associated accidents; ii) The development process would involve a huge amount of disturbance; and iii) Place pressure on the infrastructure (i.e. sewerage, drainage, education, medical facilities etc).</p>	<p>None specified.</p>	<p>For the Councils response please refer to the main report.</p>	<p>For the Councils response please refer to the main report.</p>

# Representations and Responses

# 11 Housing

Reasons for Representation		Requested Changes		Councils Response	Recommendation
<b>7675 - 19251</b>		<b>Mr</b>	<b>Fearnall Irving</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i>	<b>Hawarden</b>	<i>Site:</i>	<b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55
<p>i) Increased traffic on Bennetts Lane and Gladstone Way which are already narrow, winding and busy; and                      ii) Education and medical services and the drainage and sewerage systems would be under pressure.</p>		None specified.		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7681 - 19292</b>		<b>Mrs</b>	<b>Pauline Carver</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i>	<b>Hawarden</b>	<i>Site:</i>	<b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55
<p>To build houses on the land will aggravate the drainage system and access onto Gladstone Way will cause problems as the existing roads are narrow and junctions hazardous.</p>		Land to remain in the green barrier and not allocated for housing.		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7688 - 19270</b>		<b>Mr</b>	<b>Peter S Gaston</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i>	<b>Hawarden</b>	<i>Site:</i>	<b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55
<p>i) Drainage is already problematic; and                      ii) Land is a valuable area for wildlife which must not be lost.</p>		Land to be designated green belt (barrier) and not used for housing.		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7690 - 19274</b>		<b>Mrs</b>	<b>Sylvia Gaston</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i>	<b>Hawarden</b>	<i>Site:</i>	<b>Overlea Drive</b>	<i>Mod Ref:</i> MOD11/55
<p>i) Further housing would add to the existing drainage problem; and                      ii) The services (schools, doctors, etc) are overloaded and could not sustain further growth.</p>		Do not remove the land from the green barrier and do not allow housing in this area.		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.

FLINTSHIRE UNITARY DEVELOPMENT PLAN - PROPOSED MODIFICATIONS  
**Representations and Responses**

# 11 Housing

Reasons for Representation		Requested Changes		Councils Response	Recommendation
<b>7692 - 19277</b>		<b>Mrs</b>	<b>Patricia Irving</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>		<i>Site:</i> <b>Overlea Drive</b>		<i>Mod Ref:</i> MOD11/55
<p>i) Increased traffic on Gladstone Way and Bennetts Lane which in particular is narrow, winding and very busy; and                      ii) Medical and educational services together with the drainage and sewerage system would be under pressure.</p>		None specified.		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7695 - 19279</b>		<b>Mrs</b>	<b>Susan Howe</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>		<i>Site:</i> <b>Overlea Drive</b>		<i>Mod Ref:</i> MOD11/55
<p>i) The traffic generated is ridiculous for such small roads; and                      ii) The loss of wildlife.</p>		None specified.		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7696 - 19286</b>		<b>Mr</b>	<b>Philip Brereton</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>		<i>Site:</i> <b>Overlea Drive</b>		<i>Mod Ref:</i> MOD11/55
<p>New traffic will have to use the upper part of Overlea Drive which will completely change the character of the area which is presently quiet.</p>		If development goes ahead, access should not be provided via Overlea Drive.		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7697 - 19287</b>		<b>Mr</b>	<b>Colin Parsons</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hawarden</b>		<i>Site:</i> <b>Overlea Drive</b>		<i>Mod Ref:</i> MOD11/55
<p>i) Should be green belt (barrier);                      ii) Volume of traffic;                      iii) Road safety;                      iv) Access                      v) Drainage; and                      vi) Schools.</p>		None specified.		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
<b>7698 - 19288</b>	<b>Mrs Rosemary Parsons</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Hawarden</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Overlea Drive</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/55
i) Should be green belt (barrier); ii) Volume of traffic; iii) Road safety; iv) Access v) Drainage; and vi) Schools.	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7699 - 19289</b>	<b>Mr Robert Hood</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Hawarden</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Overlea Drive</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/55
i) Drainage; ii) Access; iii) Traffic volume; iv) Traffic safety; and v) Schools.	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7700 - 19291</b>	<b>Mrs Valerie Riley</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Hawarden</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Overlea Drive</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/55
i) The previous refusal for planning permission; ii) Issues such as flooding, drainage, traffic, schooling and medical facilities are still paramount to residents; iii) Building houses which will overlook bunaglows is poorly thought out; and iv) The existing residents should be put first.	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7715 - 19338</b>	<b>Mrs Elsie Jones</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Hawarden</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Overlea Drive</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/55
Objects to the allocation of land at Overlea Drive for the following reasons: i) houses will overlook and result in loss of privacy ii) heavy rain already swamps garden and garage	Not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.

# FLINTSHIRE UNITARY DEVELOPMENT PLAN - PROPOSED MODIFICATIONS

## Representations and Responses

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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iii) loss of green belt and its recreational and wildlife value  
iv) no need for the development.

<b>944 - 18797</b>	<b>Mrs Gladys Martin</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Hope, Caergwrlle, Abermorddu, Cefn y Bedd	<i>Site:</i> Bridge Farm, Fagl Lane	<i>Mod Ref:</i> MOD11/57

Objects to the proposed modification because of the existing traffic and parking problems on Fagl Lane; the amount of properties already for sale; and limited doctor's surgery.

None specified.

For the Council's response please refer to the main report.

For the Councils response please refer to the main report.

<b>1138 - 18934</b>	<b>Mrs Margaret Cadwalader</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Hope, Caergwrlle, Abermorddu, Cefn y Bedd	<i>Site:</i> Bridge Farm, Fagl Lane	<i>Mod Ref:</i> MOD11/57

Objects to the allocation of land at Bridge Farm for the following reasons:  
i) cannot agree to the idea of improving the A541 / Fagl Lane junction being a remedy to the traffic generated should any further development be granted on the site. The concern is firstly, the junction from Tudor Court onto Fagl Lane situated just below a dangerous bend on the railway bridge and secondly, the junction at the Hope village end of Fagl Lane which will be affected by increased traffic for Ysgol Estyn.  
ii) impact on wildlife and the provision of adequate drainage are yet to be addressed  
Increased site yield will exacerbate these concerns.

Not specified

For the Council's response please refer to the main report.

For the Councils response please refer to the main report.

<b>1316 - 19133</b>	<b>Mr &amp; Mrs H Jones</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Hope, Caergwrlle, Abermorddu, Cefn y Bedd	<i>Site:</i> Bridge Farm, Fagl Lane	<i>Mod Ref:</i> MOD11/57

The issue of public parking facilities has been overlooked. There are no public parking facilities convenient for the shops, post office and doctor's surgery. The area around the A550 junction (where

None specified.

For the Council's response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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three junctions merge) is built up and parking in the vicinity makes it more dangerous.  
The junction needs to be improved.

1692 - 19087	Mr	R. Mulliner	Tudor Court Residents	11 Housing
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Hope, Caergwrle, Abermorddu, Cefn y Bedd	<i>Site:</i> Bridge Farm, Fagl Lane	<i>Mod Ref:</i> MOD11/57

- i) Fagl Lane becomes gridlocked at peak times at the Hawarden Road and Mold Road junctions;
- ii) The roads in the vicinity of the site are narrow, have parked cars and awkward junctions;
- iii) Often access to and from the A550 is compromised because of stationary traffic;
- iv) The High School and Sports Centre accentuate the traffic problem increasing the likelihood of accidents;
- v) The area suffers from noise, traffic and road damage from the local quarry which is planned to be turned into a nature and leisure park and will lead to an increase in the number of vehicles using Fagl Lane;
- vi) Fagl Lane is also the main access point to the local recycling site which often leaves traffic backing up;
- vii) The nearby fields are home to many wild animals including Natterjack Toads and nesting birds;
- viii) Green fields are a prized asset for the community for walking away from the busy roads; and
- ix) Hope cannot sustain any more development - it has already lost its village character and further growth will damage its attractive and natural side;
- x) Rejection of previous plans by the LPA;
- xi) Suitable brownfield sites exist;
- xii) Tudor Court can not serve any potential access; and
- xiii) Hope suffers from lack of school places and health service provision, which would be exacerbated by any increase in population.

None specified.

For the Council's response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation		Requested Changes		Councils Response	Recommendation
5731 - 19234	Mr & Mrs	P M & C A Jones			11 Housing
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i> Objecting to a proposed site in the Plan	
	<i>Settlement:</i>	Hope, Caergwrle, Abermorddu, Cefn y Bedd	<i>Site:</i> Bridge Farm, Fagl Lane		<i>Mod Ref:</i> MOD11/57

Objects to the allocation of land at Bridge Farm, Fagl Lane for housing on the basis that no mention is made in the Inspector's Report of the junction of Fagl Lane and the A550:

- i) the junction is widely used as a short cut by HGV's to avoid the height restricted railway bridge adjacent to the Bridge Inn.
- ii) placing additional vehicular pressure onto a hazardous junction could result in more serious issues having to be addressed.
- iii) stationary vehicles, waiting to turn right into Fagl Lane are 'undertaken' by drivers on the nearside. Visibility for these drivers is restricted by the curving church wall.
- iv) questions what improvements are planned to the Fagl Lane / A541 junction.
- v) the presence of parked cars in connection with the facilities along Fagl Lane
- vi) the increased density of the allocation would have a significant vehicular impact on Fagl Lane and the residents of Tudor Court.

Not specified

For the Council's response please refer to the main report.

For the Councils response please refer to the main report.

5745 - 19260	Mr	Alan Rushton		Hope Community Council	11 Housing
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i> Objecting to a proposed site in the Plan	
	<i>Settlement:</i>	Hope, Caergwrle, Abermorddu, Cefn y Bedd	<i>Site:</i> Bridge Farm, Fagl Lane		<i>Mod Ref:</i> MOD11/57

Objects to the allocation of 57 based on 30 dpha. Such density in this particular location on the edge of the existing village of Hope is inappropriate given the existing density of dwellings in the area and would therefore be out of character with this part of the village. The proposed standard density for housing development throughout the County is not considered appropriate in a semi-rural location and should be reviewed.

Whilst opposed to this allocation in the first place, the CC feel that the original density of 25 would be more appropriate for this site.

For the Council's response please refer to the main report.

For the Councils response please refer to the main report.

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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<b>7665 - 19230</b>	<b>Mr &amp; Mrs</b>	<b>E &amp; A Moss</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>Bridge Farm, Fagl Lane</b>	<i>Mod Ref:</i> MOD11/57

<p>i) There is an alternative brownfield site available in the form of the quarry (200 yards down Fagl Lane);</p> <p>ii) The amount of traffic generated by the proposal will be dangerous to Tudor Court residents especially young children;</p> <p>iii) The road is not wide enough and contains a dangerous bend;</p> <p>iv) At peak times Fagl Lane and Hawarden Road have difficulty coping with the volume of traffic; and</p> <p>v) The pond contains great crested newts.</p>	None specified.	For the Council's response please refer to the main report.	For the Councils response please refer to the main report.
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<b>7666 - 19235</b>	<b>Mr &amp; Mrs</b>	<b>Gary &amp; Anne Noden</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>Bridge Farm, Fagl Lane</b>	<i>Mod Ref:</i> MOD11/57

<p>Objects to the allocation of land for housing at Bridge Farm for the following reasons:</p> <p>i) still no proven need for additional housing in Hope given the current economic climate and the numerous homes for sale. The number of properties for sale is similar to the number of houses to be built on the site and it is therefore reasonable to assume that any demand can be met through natural house movement. The proposal also suggests Hope is a suitable location for people who work in Chester / Wrexham to live, inferring commuting and increased traffic congestion. These local authorities should address their own housing needs.</p> <p>ii) loss of prime agricultural land and extension of Hope into green field area contrary to government policy when there are several brownfield sites within a 5 mile radius of Hope. The local quarry has been granted permission to restart and this should release a significant amount of brown field land for future development.</p> <p>iii) drainage and sewage system barely adequate to cope with 8 without extra development</p> <p>iv) additional services are stretched and the two</p>	Not specified	For the Council's response please refer to the main report.	For the Councils response please refer to the main report.
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schools are near capacity and additional residents will have implications for parental choice  
 v) a single point of vehicular access via Tudor Court for such a large development would result in a bottleneck of traffic onto Fagl Lane at peak periods. Implications of increased traffic flow on the junctions with A541 and A550 given its use by HGV's and the re-opening of the quarry with as many as 100 HGV's travelling along Fagl Lane during working hours.

<b>7667 - 19236</b>	<b>Mr</b>	<b>Paul Grundy</b>	<b>11 Housing</b>
<b>Nature of Representation:</b>	<b>Para:</b>	<b>Pol: HSG1 New Housing Development Proposals</b>	<b>Category: Objecting to a proposed site in the Plan</b>
	<b>Settlement: Hope, Caergwrie, Abermorddu, Cefn y Bedd</b>	<b>Site: Bridge Farm, Fagl Lane</b>	<b>Mod Ref: MOD11/57</b>

Objects to the allocation of land for housing at Bridge Farm for the following reasons:  
 Letter 1:

- i) Fagl Lane is a main thoroughfare and at peak times the roads at the Hawarden and Mold Roads are gridlocked with light vehicles and with heavy wagons. There are narrow roads, parked cars and awkward junctions. Access to and from the A550 is often compromised because of stationary traffic. The local high school adds to the traffic during school hours and adds to the risk of accidents, and after school the sports centre is heavily used.
- ii) The local quarry generates noise, traffic and road damage. Plans to restore it to a nature and leisure park will bring an increase in traffic on Fagl Lane. Housing development adjacent to the restored quarry will reduce the beauty and tranquillity of its setting.
- iii) Fagl Lane is the main access to the local recycling site. Emptying of skips by large wagons is continuous.
- iv) The nearby fields are home to wildlife including natterjack toads, nesting birds, birds of prey, adders. These will disappear if their habitat is destroyed.
- v) Green fields are valued by the community and residents regularly walk them.
- vi) Further development in Hope will destroy its character.

Letter 2:

- i) Hope has no need for additional houses as there are many properties which have been for sale for

not specified

For the Council's response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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some time. The number of houses available in Hope is similar to the original plan for 25 units and the modification to 57 is nonsense.

ii) the proposal suggests that Hope is a suitable location for commuters to both Wrexham and Chester which in itself will increase the traffic on already congested roads. These local authorities should address their own housing issues.

iii) MOD4/22 indicates that the highways issues have been addressed but questions how that has been done. Increased traffic along Fagl Lane and congestion A550 and A541. Increased use by HGV's which will be compounded by the reopening of the quarry with up to 100 lorries per day.

iv) the local surgery is already overstretched and both the schools are very near capacity.

v) Tudor Court is the only access route into the site and was only built to cater for the 8 existing houses.

vi) destruction of agricultural land whilst various brownfield sites exist is contrary to the governments stated preference. The exhaustion of the quarry in a few years time will result in a brownfield site.

<b>7704 - 19308</b>	<b>Mr</b>	<b>Stephen Mullock</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Hope, Caergwrie, Abermorddu, Cefn y Bedd	<i>Site:</i> Bridge Farm, Fagl Lane		<i>Mod Ref:</i> MOD11/57

Objects to the allocation of land for housing at Bridge Farm for the following reasons:

i) the proposed vehicular access to the development is inadequate to realistically and safely accommodate the increase in vehicle capacity generated by 25 dwellings and is wholly unrealistic to serve 48 dwellings.

ii) Allocation has been changed 'subject to the completion of road improvement works agreed in principle by the Chief Highways Officer...'. Questions at what stage the works were agreed, what the works involve and whether residents were consulted. The change is premature.

iii) the increase in the level of traffic will exacerbate the existing traffic congestion, particularly at peak times, with increased risk to school children and residents.

iv) both the primary school and High School are near capacity and the nearby primary school in

not specified

For the Council's response please refer to the main report.

For the Councils response please refer to the main report.

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Abermorddu is at capacity, notwithstanding proposed housing development on adjacent land.  
 v) the doctors in the area are also near to capacity  
 vi) wide variety of property for sale in the area and time taken to sell, highlights that the demand for housing in the area is very small.

<b>59 - 18851</b>	<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Supporting the non-allocation of land in the Plan
	<i>Settlement:</i> Hope, Caergwrie, Abermorddu, Cefn y Bedd	<i>Site:</i> Pigeon House Lane	<i>Mod Ref:</i> MOD11/58

Supports deletion of housing allocation.

n/a

Noted

n/a

<b>7624 - 19158</b>	<b>Mrs Constance Audrey Davies</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Supporting the non-allocation of land in the Plan
	<i>Settlement:</i> Hope, Caergwrie, Abermorddu, Cefn y Bedd	<i>Site:</i> Pigeon House Lane	<i>Mod Ref:</i> MOD11/58

originally objected to the allocation mainly to the effect of extra traffic on Stryt Isa and the lack of need for more houses in the village.

Noted

n/a

<b>74 - 19098</b>	<b>Mr &amp; Mrs Myra &amp; Malcolm McKinlay</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Hope, Caergwrie, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Abermorddu School	<i>Mod Ref:</i> MOD11/59

i) Increasing the numbers further increases the danger to school children and pedestrians on Cymau Road where the traffic is already chronic;  
 ii) Parking is an issue in the area;  
 iii) The public footpath into the Wyndham Drive estate is misused by vehicles avoiding the traffic lights and this misuse of the footpath will increase if the access to the site is opposite the footpath;  
 iv) Abermorddu Primary school appears to be at capacity with children being turned away; and  
 v) The demand on GP practices is high.

No increase in units to original Plan.

For the Council's response please refer to the main report.

For the Council's response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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942 - 18915	Mr & Mrs M & Sylvia Morrow		11 Housing
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Hope, Caergwrle, Abermorddu, Cefn y Bedd	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> West of Abermorddu School	<i>Category:</i> Objecting to a proposed site in the Plan <i>Mod Ref:</i> MOD11/59

Objects to the allocation of land West of Abermorddu School and West of Wrexham Road, Abermorddu for the following reasons:

- i) a vehicular access adjacent to the school would add to existing traffic problems including school parking and speed of vehicles travelling down the hill on Cymau Lane.
- ii) more houses would put more pressure on an already full school where children are in temporary classrooms
- iii) both sites are troubled by drainage problems although one area had pipes installed. Water lies on marshy ground and built development will add to the problems with nowhere for the water to go
- iv) it is the only flat amenity land in the area and building would effectively join the two communities with no green belt between them. The land is well used for walking and playing and as a park or green space.
- v) the land towards Caergwrle contains bluebells which are a protected species and part of an ancient woodland.
- vi) the landscape around the heritage site in Caergwrle would be affected if it were bounded by houses
- vii) a by pass has long been intended for the area due to traffic problems and the traffic lights are still causing problems. More housing would bring more traffic.

Not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

5712 - 19320	Mrs Rachel Edwards		11 Housing
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Hope, Caergwrle, Abermorddu, Cefn y Bedd	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> West of Abermorddu School	<i>Category:</i> Objecting to a proposed site in the Plan <i>Mod Ref:</i> MOD11/59

The site yield has been increased by 30% which is unnecessary. There is no demand locally for this increase.

Decrease site density.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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<b>7373 - 19327</b>	<b>Cllr Hilary Isherwood</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>West of Abermorddu School</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/59

The objections remain the same as previously i.e. 'Objects to Proposed Change 326 for the following reasons:  
 1. Lack of clarity regarding the proposed site;  
 2. Impact on roads - B5104;  
 3. More discussion needed with residents in the local area;  
 4. Community Council would like more discussion; and  
 5. A total of 129 proposed dwellings would totally change the character of Abermorddu.'

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

Also appalled that the Inspector feels the site could now accommodate 39 given possible flooding, impact on a busy road and oversubscription at the school.

The IR includes for an increase in housing but surely this will be over-providing for houses and a 30% cut back is needed.

<b>7453 - 18738</b>	<b>J B Vaughan</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>West of Abermorddu School</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/59

Objects to the allocation of land West of Abermorddu School for housing (see rep 7453/O/18737/PM for details).

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7501 - 18918</b>	<b>Mr David G Hughes</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>West of Abermorddu School</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/59

Objects to HSG1(41) on the basis of:  
 i) Access onto Cymau Lane would be dangerous because of the steep, fast bend;

Do not include the site within the Plan.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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ii) A greenfield site should not be built on;  
 iii) May lead to other adjacent greenfield sites being developed in future;  
 iv) The proximity of the site to the school which is already chaotic with traffic; and  
 v) The site is a natural soakaway.

<b>7539 - 19022</b>	<b>Mr Norman Locke</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Hope, Caergwrle, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Abermorddu School	<i>Mod Ref:</i> MOD11/59

Objects to the Wrexham Road, Abermorddu allocation on the basis of:  
 i) The increase in traffic;  
 ii) The introduction of an access onto Cymau Lane and Wrexham Road;  
 iii) The primary school and Castell Alun High School are full;  
 iv) The doctor's surgery is nearly full;  
 v) The site is 'swampy' and there is concern about the sewerage system;  
 vi) The site is the only green space left in Abermorddu;  
 vii) Abermorddu is a village not a built up area; and  
 viii) The site contains bluebells and wild orchids, which are believed to be protected.

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>344 - 18901</b>	<b>Mr Melvyn Pickering</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Hope, Caergwrle, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Wrexham Road	<i>Mod Ref:</i> MOD11/60

Objects to the Housing Allocation on land West of Wrexham Road on the following grounds:  
 1. Increased traffic - has already been an increase over the years and the school has increased it further, the by-pass never materialised and the traffic lights have not had an effect on the heavy flow of traffic  
 2. loss of amenity - the fields are served by several well used footpaths which are a key resource for residents. The fields are used for walking, dog walking, viewing wildlife, Caergwrle castle and Hope Mountain's lower slopes

Delete Allocation

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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3. drainage - runoff from the slopes of Hope Mountain could cause severe problems with flooding  
 4. destruction of communities - further development will destroy the separate character of Caergwrlle and Abermorddu  
 5. School capacity - the school already seems to be full and it would be hard to increase capacity.

<b>345 - 18902</b>	<b>Mrs</b>	<b>Margaret Pickering</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Hope, Caergwrlle, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Wrexham Road		<i>Mod Ref:</i> MOD11/60

Objects to the Housing Allocation on land West of Wrexham Road on the following grounds:  
 1. Increased traffic - There has already been an increase over the years in traffic and the school has increased it further, the by-pass never materialised and the traffic lights have not had an effect in the heavy flow of traffic  
 2. loss of amenity - the fields are served by several well used footpaths which are a key resource for residents. Area used for walking, dog walking, viewing wildlife, Caergwrlle castle and Hope Mountain's lower slopes  
 3. drainage - runoff from the slopes of Hope Mountain could cause severe problems with flooding  
 4. destruction of communities - further development will destroy the separate character of Caergwrlle and Abermorddu  
 5. School capacity - the school already seems to be full and it would be hard to increase capacity.

Delete Allocation

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>942 - 18916</b>	<b>Mr &amp; Mrs</b>	<b>M &amp; Sylvia Morrow</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Hope, Caergwrlle, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Wrexham Road		<i>Mod Ref:</i> MOD11/60

Objects to the allocation of land West of Abermorddu School and West of Wrexham Road, Abermorddu for the following reasons:  
 i) a vehicular access adjacent to the school would add to existing traffic problems including school parking and speed of vehicles travelling down the hill on Cymau Lane.

Not specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# FLINTSHIRE UNITARY DEVELOPMENT PLAN - PROPOSED MODIFICATIONS

## Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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ii) more houses would put more pressure on an already full school where children are in temporary classrooms

iii) both sites are troubled by drainage problems although one area had pipes installed. Water lies on marshy ground and built development will add to the problems with nowhere for the water to go

iv) it is the only flat amenity land in the area and building would effectively join the two communities with no green belt between them. The land is well used for walking and playing and as a park or green space.

v) the land towards Caergwrle contains bluebells which are a protected species and part of an ancient woodland.

vi) the landscape around the heritage site in Caergwrle would be affected if it were bounded by houses

vii) a by pass has long been intended for the area due to traffic problems and the traffic lights are still causing problems. More housing would bring more traffic.

<b>1211 - 18747</b>	<b>Mr</b>	<b>Michael Barber</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Hope, Caergwrle, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Wrexham Road		<i>Mod Ref:</i> MOD11/60

Objects to the allocation of land West of Wrexham Road Abermorddu for housing on the basis of the size of the allocation. Inspector states in 11.73.7 'Whilst allocation HSG41a makes provision for more dwellings than the deleted site at Pigeon House Lane the increase in numbers reflects the site capacity'. Considers this to be an understatement as the site is three times bigger than the one it replaces. Objects to the site capacity and seeks reduction to no bigger than the site it replaces (30 units).

Seeks reduction in yield of allocation to 30 units.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>1477 - 18904</b>		<b>K A &amp; TM Rowlands</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Hope, Caergwrle, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Wrexham Road		<i>Mod Ref:</i> MOD11/60



# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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Objects to the Housing Allocation on land West of Wrexham Road on the following grounds: 1. Egress from the site onto Cymau Lane or the A541 will exacerbate an already unsustainable traffic flow problem 2. The traffic lights at the Abermorddu / Cymau Lane junction cause traffic to back up in both directions and the development would make this worse. 3. Pressure on local facilities including medical care and education 4. Concerns over the type of housing which would be built.	Delete Allocation	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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<b>5712 - 19339</b>	<b>Mrs</b>	<b>Rachel Edwards</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Hope, Caergwrle, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Wrexham Road		<i>Mod Ref:</i> MOD11/60

The site yield has been increased by 30% which is unnecessary. There is no demand locally for this increase.	Decrease site density.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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<b>5745 - 19261</b>	<b>Mr</b>	<b>Alan Rushton</b>	<b>Hope Community Council</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Hope, Caergwrle, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Wrexham Road		<i>Mod Ref:</i> MOD11/60

i) This site as a substitute for Pigeon House Lane is inappropriate and out of character with local villages. ii) Para 11.73.4 of the IR fails to clarify how the proposed amended settlement boundary will be enforced in future once it has been extended beyond the A541 into open countryside. iii) Para 11.73.8 of the IR refers to a large urbanised area which does not take account of the distinct communities within that area nor take account of the green barrier between Hope and Caergwrle. The Inspector also states that Abermorddu and Caergwrle are not merged into one another in 11.73.11 of the IR. Therefore how can they be one large urbanised area? iv) The Inspectors Report fails to recognise the impact 200 additional vehicles would have on the junction of the A550 and A541 which is also adjacent to a primary school.	Delete the allocation from the plan	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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v) The allocation ignores national policy which has an emphasis on conserving resources and protecting the environment.  
 vi) The economic situation has changed since the allocation was first proposed - is an allocation of this size still required at this time? The Council's assertion that the route of the Hope/Caergwrle bypass should be considered in relation to future development in the area has added relevance given that there may not be such immediate pressure for new housing development.  
 vii) Is concerned the area may act as a flood plain for drainage from areas such as Cymau and that its development could result in significant flooding issues in the area.  
 viii) The Community Council also wishes to reiterate its objections to this modification previously submitted.

<b>6457 - 18907</b>	<b>Mr</b>	<b>Mark Tami MP</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Hope, Caergwrle, Abermorddu, Cefn y Bedd</i>	<i>Site: West of Wrexham Road</i>	<i>Mod Ref: MOD11/60</i>

Has concerns over the proposal because:  
 1. highways - the existing road is unsuitable for an additional junction for new housing  
 2. increased traffic - the route is already congested and additional housing would exacerbate problems. Impact on school safety.  
 3. destruction of trees and wildlife - the fields are home to a variety of plants, animals and trees that are valuable to the environment used by local residents and their children  
 4. school - is now full  
 5. flooding - the area has been prone to flooding and additional development could increase the risk to existing homes  
 6. the area is close to the heritage sites and could significantly affect the landscape and historic value of the area.

None Specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

Reasons for Representation		Requested Changes	Councils Response	Recommendation
7299 - 19155	Councillor	Stella Jones		11 Housing
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i>	Hope, Caergwrlle, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Wrexham Road	<i>Mod Ref:</i> MOD11/60

Objects to the housing allocation at Wrexham Road, Abermorddu for the following reasons, as raised by residents at recent public meeting:

- i) danger on main road - questions why a bypass is planned if the road is not dangerous.
- ii) Parking outside the school - still horrendous despite many meetings with Council staff, police, school governors.
- iii) Speeding Cars - many incidents of cars speeding down Cymau Road to beat the lights and there have been cars jumping the lights and several small shunts
- iv) Footpath - the footpath (footway) from Caergwrlle to Caergwrlle School is very narrow in parts and as there is only one footway for part of the journey, is dangerous for children. Development will exacerbate the problem
- v) consultation period - complaints about the lack of consultation
- vi) Flooding - the site is the only flat land and is always boggy, acting as a flood plain. If development goes ahead, water will have to go somewhere and could end up flooding the houses across the road
- vii) Infrastructure - the infrastructure of the village would not cope with the influx of people. Incorrect information was given to the Inquiry.
- viii) Change in community - Abermorddu and Caergwrlle have a very strong sense of community which will be diluted if these new developments take place
- ix) Traffic Survey - questions whether there has been a traffic survey in the last 5 years and if so, what were the results.
- x) Geological Survey - questions who will be responsible for doing a geological survey on the site
- xi) Loss of amenity - the site is the only green space left where people can walk
- xii) Archaeological survey - the site was originally land leading up to the castle which is a monument protected by Cadw - an archaeological survey should be carried out. Questions whether Cadw have been

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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involved.  
 xiii) environment - concerned about the presence of great crested newts, bluebells and rare orchids.  
 Questions when and who is responsible for investigating these matters.

<b>7363 - 18725</b>	<b>Mr &amp; Mrs</b>	<b>Gerhard Krassner</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the allocation of land West of Wrexham Road Abermorddu for housing for the following reasons:  
 i) traffic  
 ii) flooding  
 iii) existing sewerage problems with smells in village  
 iv) lack of capacity at doctors and dentists  
 v) development will harm an area of great beauty  
 vi) loss of only green area for walking and recreation  
 vii) loss of wildlife, bluebells and trees  
 viii) fails to see reason for choosing this site as there is land on the far side of Caergwrle for sale.

Not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7364 - 18722</b>	<b>Ms</b>	<b>Audrey Bhatt</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the allocation of land for housing West of Wrexham Road, Abermorddu for the following reasons:  
 i) presence of bluebells on the site  
 ii) school is full

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7369 - 18858</b>	<b>Mrs</b>	<b>E Wynne</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the Housing Allocation on land West of Wrexham Road on the following grounds:  
 1. Traffic - has already increased in recent years.

Choose a more suitable site for development.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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Road is busy, there is congestion at busy times and it is dangerous to children in particular. By-pass was proposed but not built yet council now proposes increased traffic pressure.

2. Drainage - before the ditch was built to drain the land, the field was a bog and is not suitable for development.

3. Insufficient capacity at primary school

4. Bluebell fields are treasured amenity of the community, are place of natural beauty and to dig the bulbs up is a breach of the Wildlife and Countryside Act.

7374 - 18912	Mr & Mrs	Gareth Stevenson		11 Housing
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Hope, Caergwrle, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Wrexham Road		<i>Mod Ref:</i> MOD11/60

Objects to the allocation of land West of Wrexham Road Abermorddu for housing for the following reasons:

- i) local infrastructure has not been improved to deal with the development. Questions how improvements to the sewage system will be funded if there is no capital investment programme by Welsh Water. No improvements planned to local medical and dentist facilities, as well as Wrexham Maelor Hospital, to deal with the increased population.
- ii) local schools at full capacity and would have to be redeveloped to cope with an increased population - questions how this would be financed.
- iv) traffic busy along A541 and road improvements would be likely to further decrease the amount of on street parking. Increased number of accidents and difficulties in crossing the road at the traffic lights.
- v) the area has been used by local residents and others for walking and accessing the pond for fishing and recreational purposes. A football pitch was previously located on this field and used for many years.
- vi) the pond is used by the school for wildlife studies and by residents accessing it via what has always been regarded as a public footpath. The land is home to a variety of wildlife.
- vii) fails to see the relevance of priority of Abermorddu over the sites like Pigeon House Lane
- viii) heritage value of castle

Not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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ix) numerous private developments in progress at this time which are still waiting to be occupied even before the economic situation.

<b>7442 - 18720</b>	<b>Mrs Cynthia Quick</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Hope, Caergwrle, Abermorddu, Cefn y Bedd</i>	<i>Site: West of Wrexham Road</i>	<i>Mod Ref: MOD11/60</i>

Objects to the allocation of land West of Wrexham Road Abermorddu for housing for the following reasons:

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

- i) loss of field which is of wildlife and recreation value
- ii) heavy traffic through Abermorddu and difficulty in crossing road will be worse with additional development
- iii) school not equipped to take more children.

<b>7444 - 18723</b>	<b>Mrs Wendy Girdlestone</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Hope, Caergwrle, Abermorddu, Cefn y Bedd</i>	<i>Site: West of Wrexham Road</i>	<i>Mod Ref: MOD11/60</i>

Objects to the allocation of land West of Wrexham Road Abermorddu for housing for the following reasons:

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

- i) value of fields as general amenity and walking
- ii) loss of open countryside
- iii) loss of wildlife.

<b>7445 - 18724</b>	<b>E Guest</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Hope, Caergwrle, Abermorddu, Cefn y Bedd</i>	<i>Site: West of Wrexham Road</i>	<i>Mod Ref: MOD11/60</i>

Objects to the allocation of land West of Wrexham Road Abermorddu for housing for the following reasons:

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

- i) lack of bypass and increasing traffic and accidents - new housing will add to the problem
- ii) drainage and flooding problems and site is marshy - questions impact of new development
- iii) trees, wildflowers and wildlife on site

# Representations and Responses

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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iv) site used by elderly for walking as it is the only open space.

<b>7446 - 18726</b>	<b>Mrs</b>	<b>S Roberts</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Hope, Caergwrie, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Wrexham Road	<i>Mod Ref:</i> MOD11/60

Objects to the allocation of land West of Wrexham Road Abermorddu for housing as development will harm a beautiful area.

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7451 - 18734</b>	<b>Mrs</b>	<b>Heather Cunnah</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Hope, Caergwrie, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Wrexham Road	<i>Mod Ref:</i> MOD11/60

Objection to extend the settlement boundary of Hope, Caergwrie, Abermorddu & Cefn y Bedd on the basis of:

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

- The strain on already pressurised local amenities;
- overcrowded schools and oversubscribed dentists and doctors;
- adding to an already congested and gridlocked road surrounding Abermorddu school;
- the drainage problems on the site;
- the loss of a dog walking area and the loss of an important local leisure amenity;
- disused land should be used instead; and
- the effect on the local sewerage system.

<b>7452 - 18736</b>		<b>P Guest</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Hope, Caergwrie, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Wrexham Road	<i>Mod Ref:</i> MOD11/60

Objects to the allocation of land West of Wrexham Road Abermorddu for housing for the following reasons:

Not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

- i) difficulty for elderly and children crossing road given volume of traffic - recent accidents
- ii) no garage or shop for several years
- iii) drainage will not anymore and dreadful smells on

# Representations and Responses

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way into Caergwrle - fields often waterlogged  
 iv) trees, flowers and wildlife on fields  
 v) must be other land which would be suitable without causing more traffic and turning village into town.

<b>7453 - 18737</b>	<b>J B Vaughan</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the allocation of land West of Wrexham Road Abermorddu for housing for the following reasons:  
 i) too much traffic on this (not specified) road which has always been a great concern to locals  
 ii) sewerage system overloaded  
 iii) risk of flooding - questions whether Council would compensate residents  
 iv) trees, birds and animals on fields  
 v) people take pleasure from the one and only field - Council has already blocked the way up to the Castle  
 vi) village is overdeveloped - doctors and dentists stretched.

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7454 - 18739</b>	<b>Mrs B Jones</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the allocation of land West of Wrexham Road Abermorddu for housing for the following reasons:  
 i) site acts as natural soakaway yet flooding has occurred - will be worse with more houses  
 ii) loss of vegetation will harm wildlife  
 iii) sewerage system already causing problems  
 iv) previous Council considered traffic was so bad a by-pass was needed which was never built, resulting in horrendous traffic.  
 v) school is already full  
 vi) small village which totally unsuitable for such a large development.

Delete Allocation

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.



# Representations and Responses

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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<b>7455 - 18740</b>	<b>Miss</b>	<b>S Hallam</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the allocation of land West of Wrexham Road Abermorddu for housing for the following reasons: i) increased traffic - existing congestion and difficulty in crossing road will be exacerbated by more houses ii) problems and accidents at the traffic lights iii) school is full iv) development will harm the heritage value of the community given its proximity to the castle loss of wildlife, trees and bluebells - a protected species v) new development will increase carbon footprint.	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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<b>7456 - 18741</b>	<b>Angie Wells</b>	<b>11 Housing</b>	
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the allocation of land West of Wrexham Road Abermorddu for housing for the following reasons: i) recreational value of the fields for walking and playing ii) wildlife value of fields iii) new houses will increase traffic on a busy road which is difficult to cross iv) there are many areas in Wrexham for development.	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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<b>7457 - 18742</b>	<b>Natalie Massey</b>	<b>11 Housing</b>	
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the allocation of land West of Wrexham Road Abermorddu for housing for the following reasons: i) volume of traffic generated would have a	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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detrimental effect on the area - the main road is already very busy and would be even more dangerous for children  
 ii) the village does not have the facilities for such a large increase in population  
 iii) primary and high schools are not big enough to accommodate a large number of extra children  
 iv) capacity of local health facilities.

<b>7458 - 18743</b>	<b>Mrs</b>	<b>Liz Prydderch</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the allocation of land West of Wrexham Road Abermorddu for housing for the following reasons:  
 i) large volume of traffic along Wrexham Road causes gridlock most mornings and difficulties crossing the road and dangers around school - cannot accommodate further traffic  
 ii) government does not want to build on green areas  
 iii) local primary school and high school are both full  
 iv) development will harm historic and landscape character of village given proximity of castle  
 v) land is prone to flooding even with drainage scheme put in place 8 years ago and problem could be exacerbated with further development  
 vi) proposal will increase carbon footprint  
 vii) loss of trees, wildlife and protected bluebells  
 viii) loss of recreation facility and only green field around  
 ix) village unable to accommodate further housing estates - lack of facilities for children  
 x) derelict sites elsewhere.

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7459 - 18744</b>	<b>Mr</b>	<b>J Prydderch</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the allocation of land West of Wrexham Road Abermorddu for housing for the following reasons:  
 i) volume and speed of traffic through village

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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ii) lack of capacity at schools  
 iii) field is an important part of the community for recreation  
 iv) field is of wildlife value  
 v) field has flooded in recent years despite a drainage system being put in place  
 vi) health impact of construction on schoolchildren  
 vii) impact on historic and landscape value of the village given proximity to a historic site.

<b>7460 - 18745</b>	<b>Mrs</b>	<b>P A Prydderch</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Hope, Caergwrlle, Abermorddu, Cefn y Bedd</i>	<i>Site: West of Wrexham Road</i>	<i>Mod Ref: MOD11/60</i>

Objects to the allocation of land West of Wrexham Road Abermorddu for housing for the following reasons:

- i) road totally inadequate to cope with an additional junction and further traffic - volume and speed of traffic, difficulty in crossing the road and proximity to school
- ii) field important for trees, bluebells and wildlife
- iii) field used for recreation purposes
- iv) development would harm the landscape
- v) field prone to flooding and development of land will make the situation worse
- vi) questions how extra traffic can be accommodated on roads when previously advised that bypass required.

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7461 - 18746</b>	<b>A &amp; J Williams</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>
	<i>Settlement: Hope, Caergwrlle, Abermorddu, Cefn y Bedd</i>	<i>Site: West of Wrexham Road</i>
		<i>Category: Objecting to a proposed site in the Plan</i>
		<i>Mod Ref: MOD11/60</i>

Objects to the allocation of land West of Wrexham Road Abermorddu for housing for the following reasons:

- i) loss of soakaway effect of field for rain water from the mountain will result in flooding
- ii) local sewerage system already overloaded
- iii) given that Council has already stated that there is a traffic problem in Caergwrlle, fails to see logic in allowing further development - will increase traffic

Not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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and safety issues  
 iv) will overload school facilities, libraries and other amenities  
 v) loss of a local leisure amenity for walking, sledging and playing  
 vi) should identify brownfield sites to build on.

<b>7469 - 18839</b>	<b>Mrs</b>	<b>Judith Roberts</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the Wrexham Road, Abermorddu allocation on the basis of:  
 i) The traffic has severely increased over the years;  
 ii) There are numerous accidents at the Cymau Lane/Wrexham road weekly;  
 iii) The area is congested with traffic;  
 iv) An additional junction would make the situation worse;  
 v) The school is full and new children wouldn't be able to attend otherwise they would cause overcrowding;  
 vi) Cymau Road is unsafe for school children due to speeding cars;  
 vii) The site is prone to flooding which would be exacerbated by developing the site;  
 viii) The site is the only green area that people can access to enjoy the countryside and development would destroy the wildlife;  
 ix) The development of the site would significantly affect the landscape and historic value of the village because it is close to a local heritage site.

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7470 - 18841</b>	<b>Mr</b>	<b>David Pritchard</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the Wrexham Road, Abermorddu allocation of the site because of:  
 1. quality of life for local residents  
 2. highway safety problems. Allocation would increase existing traffic problems i.e. it is dangerous for pedestrians walking between Caergwrle and

Delete Allocation

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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Abermorddu; traffic lights at Abermorddu crossroads are the cause of a lot of near misses as drivers jump the lights; traffic enters Abermorddu down Cymau Hill above the speed limit; parking at school causes hazards and queues.  
 3. risk of flooding - site acts as a soakaway for water from higher land  
 4. there are a number of brownfield sites which should be used instead of a greenfield site  
 5. the local settlements have a distinctive character.

<b>7471 - 18844</b>	<b>Mrs</b>	<b>Christina Pritchard</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrie, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to proposed allocation because:  
 1. increased traffic and by-pass hasn't been built  
 2. increased traffic at Abermorddu junction which is already dangerous  
 3. school capacity - nowhere to extend  
 4. water from Hope Mountain filters onto the proposed land - if houses are built where will it go?  
 5. loss of a recreation area  
 6. children should walk to school but it is already dangerous and another estate would prevent them walking to school from Caergwle.

Delete Allocation

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7472 - 18857</b>	<b>Mr &amp; Mrs</b>	<b>K Hughes</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrie, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the allocation of land at Wrexham Road, Abermorddu:  
 i) The site is very marshy and acts as a natural soakaway for the area - development would lead to flooding and the drainage is not very good.  
 ii) There is quite a big traffic problem and more development will make the traffic horrendous. Furthermore the traffic around the school is a massive problem.  
 iii) the school is unable to cope with any additional pupils.

Abandon this proposal.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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Reasons for Representation		Requested Changes		Councils Response	Recommendation
<b>7473 - 18860</b>		<b>Sharon Turton</b>			<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i>	<b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i>	<b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60
Objects to the proposed allocation at Wrexham Road, Abermorddu: i) the loss of green belt land. ii) the development of the site would create extra traffic and impact upon the area, particularly now that the bypass is unlikely.		None specified.		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7474 - 18864</b>		<b>Mr &amp; Mrs R G &amp; G Vaughan</b>			<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i>	<b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i>	<b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60
Objects to any buildings being built on the Wrexham Road, Abermorddu site because: 1. Is one of the few green areas of land left used by many people daily for recreation 2. Is an essential means of draining and dispersing the water that flows off the mountain. Building on it would lead to flooding 3. Increase in traffic in recent years making it difficult for motorists and pedestrians. More houses would create even more traffic. 4. Abermorddu primary school is too small to accommodate more children.		Delete Allocation		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7475 - 18868</b>		<b>Mrs Glenys Lewis</b>			<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i>	<b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i>	<b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60
Objects to the Wrexham Road, Abermorddu allocation on the basis of: i) The increase in traffic; ii) The introduction of an access onto Cymau Lane and Wrexham Road; iii) The primary school and Castell Alun High School are full; iv) The doctor's surgery is nearly full;		None specified.		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.

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v) The site is 'swampy' and there is concern about the sewerage system;  
 vi) The site is the only green space left in Abermorddu;  
 vii) Abermorddu is a village not a built up area; and  
 The site contains bluebells and wild orchids, which are believed to be protected.

<b>7476 - 18869</b>	<b>Ms</b>	<b>Christine Ankers</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrie, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the boundary changes (allocation) because:  
 1. the road is already extremely congested and near to the primary school any additional traffic would be dangerous  
 2. Abermorddu and Castell Alyn schools are already oversubscribed  
 3. The Bluebell Field has historically been prone to flooding and existing houses would be put at risk.

Delete Allocation

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7477 - 18876</b>	<b>Mrs</b>	<b>W Harrison</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrie, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the Wrexham Road, Abermorddu allocation on the basis of:  
 i) The increase in traffic;  
 ii) The introduction of an access onto Cymau Lane and Wrexham Road;  
 iii) The primary school and Castell Alun High School are full;  
 iv) The doctor's surgery is nearly full;  
 v) The site is 'swampy' and there is concern about the sewerage system;  
 vi) The site is the only green space left in Abermorddu;  
 vii) Abermorddu is a village not a built up area; and  
 viii) The site contains bluebells and wild orchids, which are believed to be protected.

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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<b>7478 - 18879</b>		<b>A Gentle</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan	
	<i>Settlement:</i> Hope, Caergwrie, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Wrexham Road		<i>Mod Ref:</i> MOD11/60
Objects to the Wrexham Road, Abermorddu allocation on the basis of:		None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
i) The increase in traffic;				
ii) The introduction of an access onto Cymau Lane and Wrexham Road;				
iii) The primary school and Castell Alun High School are full;				
iv) The doctor's surgery is nearly full;				
v) The site is 'swampy' and there is concern about the sewerage system;				
vi) The site is the only green space left in Abermorddu;				
vii) Abermorddu is a village not a built up area; and				
viii) The site contains bluebells and wild orchids, which are believed to be protected.				
<b>7479 - 18881</b>		<b>E Jenkins</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan	
	<i>Settlement:</i> Hope, Caergwrie, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Wrexham Road		<i>Mod Ref:</i> MOD11/60
Objects to the Wrexham Road, Abermorddu allocation on the basis of:		None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
i) The increase in traffic;				
ii) The introduction of an access onto Cymau Lane and Wrexham Road;				
iii) The primary school and Castell Alun High School are full;				
iv) The doctor's surgery is nearly full;				
v) The site is 'swampy' and there is concern about the sewerage system;				
vi) The site is the only green space left in Abermorddu;				
vii) Abermorddu is a village not a built up area; and				
viii) The site contains bluebells and wild orchids, which are believed to be protected.				



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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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<b>7480 - 18883</b>	<b>Mrs</b>	<b>B L Roberts</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the Wrexham Road, Abermorddu allocation because:  
 1. Wrexham Rd and Cymau Lane are already busy and increased traffic would be disastrous. Proposed by-pass was never built.  
 2. The primary school is between these two roads and is full. Would be no spaces for additional children and the traffic would make it dangerous.  
 3. Lack of capacity at doctors surgery  
 4. The traffic lights are dangerous as people don't take notice of them  
 5. The area has flooded in the past and development would increase the risk of this to existing houses.

Delete Allocation

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7481 - 18884</b>	<b>Mr</b>	<b>M Hughes</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the Wrexham Road, Abermorddu allocation on the basis of:  
 i) The increase in traffic;  
 ii) The introduction of an access onto Cymau Lane and Wrexham Road;  
 iii) The primary school and Castell Alun High School are full;  
 iv) The doctor's surgery is nearly full;  
 v) The site is 'swampy' and there is concern about the sewerage system;  
 vi) The site is the only green space left in Abermorddu;  
 vii) Abermorddu is a village not a built up area; and  
 viii) The site contains bluebells and wild orchids, which are believed to be protected.

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation		Requested Changes		Councils Response	Recommendation
<b>7482 - 18887</b>		<b>E Wren</b>			<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i>	<b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i>	<b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60
Objects to the Wrexham Road, Abermorddu allocation on the basis of:		None specified.		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
i) The increase in traffic;					
ii) The introduction of an access onto Cymau Lane and Wrexham Road;					
iii) The primary school and Castell Alun High School are full;					
iv) The doctor's surgery is nearly full;					
v) The site is 'swampy' and there is concern about the sewerage system;					
vi) The site is the only green space left in Abermorddu;					
vii) Abermorddu is a village not a built up area; and					
viii) The site contains bluebells and wild orchids, which are believed to be protected.					
<b>7483 - 18889</b>		<b>Mrs G Lamb</b>			<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i>	<b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i>	<b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60
Objects to Wrexham Road, Abermorddu because:		Delete Allocation		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
1. additional traffic on already too busy roads					
2. lack of facilities e.g. doctors, dentists, car parks and shops					
3. disruption during construction					
4. Drainage problem has already caused flooding					
5. loss of attractive landscape and wildlife.					
<b>7484 - 18890</b>		<b>J E Roberts</b>			<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i>	<b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i>	<b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60
Objects to the Wrexham Road, Abermorddu allocation on the basis of:		None specified.		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
i) The increase in traffic;					
ii) The introduction of an access onto Cymau Lane					

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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and Wrexham Road;  
 iii) The primary school and Castell Alun High School are full;  
 iv) The doctor's surgery is nearly full;  
 v) The site is 'swampy' and there is concern about the sewerage system;  
 vi) The site is the only green space left in Abermorddu;  
 vii) Abermorddu is a village not a built up area; and  
 viii) The site contains bluebells and wild orchids, which are believed to be protected.

<b>7485 - 18891</b>	<b>E Hughes</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Hope, Caergwrie, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Wrexham Road	<i>Mod Ref:</i> MOD11/60

Objects to the Wrexham Road, Abermorddu allocation on the basis of:  
 i) The increase in traffic;  
 ii) The introduction of an access onto Cymau Lane and Wrexham Road;  
 iii) The primary school and Castell Alun High School are full;  
 iv) The doctor's surgery is nearly full;  
 v) The site is 'swampy' and there is concern about the sewerage system;  
 vi) The site is the only green space left in Abermorddu;  
 vii) Abermorddu is a village not a built up area; and  
 viii) The site contains bluebells and wild orchids, which are believed to be protected.

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7486 - 18892</b>	<b>M B Thomas</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Hope, Caergwrie, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Wrexham Road	<i>Mod Ref:</i> MOD11/60

Objects to the Wrexham Road, Abermorddu allocation on the basis of:  
 i) The increase in traffic;  
 ii) The introduction of an access onto Cymau Lane and Wrexham Road;  
 iii) The primary school and Castell Alun High School are full;

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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iv) The doctor's surgery is nearly full;  
 v) The site is 'swampy' and there is concern about the sewerage system;  
 vi) The site is the only green space left in Abermorddu;  
 vii) Abermorddu is a village not a built up area; and  
 viii) The site contains bluebells and wild orchids, which are believed to be protected.

<b>7487 - 18894</b>	<b>S Stewart</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the Wrexham Road, Abermorddu allocation on the basis of:  
 i) The increase in traffic;  
 ii) The introduction of an access onto Cymau Lane and Wrexham Road;  
 iii) The primary school and Castell Alun High School are full;  
 iv) The doctor's surgery is nearly full;  
 v) The site is 'swampy' and there is concern about the sewerage system;  
 vi) The site is the only green space left in Abermorddu;  
 vii) Abermorddu is a village not a built up area; and  
 viii) The site contains bluebells and wild orchids, which are believed to be protected.

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7488 - 18893</b>	<b>E H M Griffiths</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the Wrexham Road, Abermorddu allocation:  
 1. Traffic - already have problems with traffic speeding and long queues. Development will cause extra traffic.  
 2. Abermorddu school is full - where will extra children go?  
 3. Fields are used for recreational purposes  
 4. The site is prone to flooding from water coming off the hillside.

Delete Allocation

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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<b>7489 - 18895</b>	<b>Mr</b>	<b>Les Sudworth</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

<p>Objects to the Wrexham Road, Abermorddu allocation because:</p> <ol style="list-style-type: none"> <li>1. Increased traffic - the existing road is unsuitable for an additional junction. Route is already congested and additional housing would increase problems. There is an existing problem with traffic lights. Increased traffic will impact on school safety</li> <li>2. Destruction of trees, plants and wildlife.</li> <li>3. Fields are used by local residents</li> <li>4. Abermorddu primary school is full</li> <li>5. The area is prone to flooding and additional development could increase the risk to existing homes</li> <li>6. The area is close to the heritage site and could significantly affect the landscape and historic value of the area.</li> </ol>	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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<b>7490 - 18896</b>	<b>Mrs</b>	<b>Thelma Sudworth</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

<p>Objects to the Wrexham Road, Abermorddu allocation because:</p> <ol style="list-style-type: none"> <li>1. Increased traffic - the existing road is unsuitable for an additional junction. Route is already congested and additional housing would increase problems. There is an existing problem with traffic lights. Increased traffic will impact on school safety</li> <li>2. Destruction of trees, plants and wildlife.</li> <li>3. Fields are used by local residents</li> <li>4. Abermorddu primary school is full</li> <li>5. The area is prone to flooding and additional development could increase the risk to existing homes</li> <li>6. The area is close to the heritage site and could significantly affect the landscape and historic value of the area.</li> </ol>	Delete Allocation	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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# FLINTSHIRE UNITARY DEVELOPMENT PLAN - PROPOSED MODIFICATIONS

## Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
7491 - 18897	Mr John A Walker		11 Housing
<i>Nature of Representation:</i>	<i>Para:</i> <i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan	
	<i>Settlement:</i> Hope, Caergwrle, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Wrexham Road	<i>Mod Ref:</i> MOD11/60

Objects to the Wrexham Road, Abermorddu allocation because:

1. Traffic - the road is already congested and additional traffic will make the problem worse. At school times the congestion is very bad and additional traffic would mean additional hazards for children at the school
2. Flooding - Wyndham Drive and outside the school have already experienced flooding as the drainage system is inadequate. Further building will make the problem worse.
3. School - the local school is full and additional homes will cause problems
4. Amenities - the land provides open space for local residents and the development would reduce the habitat for wild birds and mammals
5. Coal mines - there are a number of extinct mines in the area. Also there was a proposal for an open cast colliery on the west side of Hollychase estate - this could blight the proposed development if the proposal still exists.

Delete Allocation

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

7493 - 18899	Mr & Mrs N Ellis		11 Housing
<i>Nature of Representation:</i>	<i>Para:</i> <i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan	
	<i>Settlement:</i> Hope, Caergwrle, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Wrexham Road	<i>Mod Ref:</i> MOD11/60

Objects to the Wrexham Rd, Abermorddu allocation because:

1. the increased traffic would be dangerous. Wrexham Road and by the school are already congested and dangerous.
2. the school is full
3. the land is prone to flooding so existing homes will flood
4. land is used for walks and to enjoy the birds and wildlife
5. views of Hope Mountain will be lost
6. there are already problems with rubbish in the

Delete Allocation

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# FLINTSHIRE UNITARY DEVELOPMENT PLAN - PROPOSED MODIFICATIONS

## Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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area near the chipshop - this would get worse.

<b>7494 - 18900</b>	<b>A Hooson</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the Wrexham Road, Abermorddu allocation because:

1. Increased traffic - the existing road is unsuitable for an additional junction. Route is already congested and additional housing would increase problems. There is an existing problem with traffic lights. Increased traffic will impact on school safety
2. Destruction of trees, plants and wildlife.
3. Fields are used by local residents
4. Abermorddu primary school is full
5. The area is prone to flooding and additional development could increase the risk to existing homes
6. The area is close to the heritage site and could significantly affect the landscape and historic value of the area.

Delete Allocation

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7495 - 18903</b>	<b>Mr &amp; Mrs</b>	<b>R and J Vaughan</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the Wrexham Road, Abermorddu allocation because:

1. the fields are regularly used for walks and picnics
2. loss of views
3. new houses would not benefit the area and neighbourhood
4. loss of wildlife and bluebells
5. flooding - the runoff from the mountain goes onto the field and would cause flooding
6. the road is already busy and more traffic at the school would cause more congestion than already exists.

Delete Allocation

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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<b>7496 - 18905</b>	<b>Mrs</b>	<b>J Cunnah</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the Wrexham Road, Abermorddu allocation because:

1. Additional stress on traffic problems near Abermorddu school
2. Interference with drainage in an already fragile state
3. Additional stress on local sewerage system
4. Overloading schools - extra pupils, extra traffic
5. Loss of amenity and leisure use of the area
6. Loss of greenfield site when there are still brownfield sites to be developed.

Delete Allocation

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7497 - 18906</b>	<b>Miss</b>	<b>Kirsty Lamb</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the allocation of land West of Wrexham Road Abermorddu for housing for the following reasons:

- i) natural beauty offered by fields
- ii) recreational and community value of fields
- iii) wildlife value of fields
- iv) alternatives of redeveloping or restoring vacant property and developing wastelands.

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7498 - 18911</b>	<b>Mr</b>	<b>Les Barson</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the allocation of land West of Wrexham Road Abermorddu for housing for the following reasons:

- i) traffic along A541 is at an unacceptable level as a result of procrastination over the bypass. Road safety concerns at the traffic lights. Any residential development will exacerbate these problems

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.



# FLINTSHIRE UNITARY DEVELOPMENT PLAN - PROPOSED MODIFICATIONS

## Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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ii) the primary school has a full complement of intake, in sharp contrast to the position when the matter was first raised.  
 iii) the area has a variety of greenery, animals and plants which contribute significantly to the well being of the environment as well as providing for recreation  
 iv) the area is close to a heritage site and would affect the historical value, being a blot on the landscape  
 v) the area has a history of flooding and new development would increase the risk.

<b>7499 - 18908</b>	<b>Mr</b>	<b>Thomas Wynne</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Hope, Caergwrlle, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Wrexham Road		<i>Mod Ref:</i> MOD11/60

Objects to the housing allocation at West of Wrexham Road on the following grounds:  
 1. threat to village life  
 2. traffic - is already heavy. Additional traffic would put safety of children at primary school at risk  
 3. school - is already full  
 4. drainage problems - streams flow into the fields, development would increase possibility of flooding and runoff  
 5. amenity value for community  
 6. loss of green belt  
 7. historic value of area  
 8. landscape - area is part of the first impressions visitors to Wales gain.

Delete Allocation

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7501 - 18919</b>	<b>Mr</b>	<b>David G Hughes</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Hope, Caergwrlle, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Wrexham Road		<i>Mod Ref:</i> MOD11/60

Objects to the Housing Allocation on land West of Wrexham Road on the following grounds:  
 i) Access onto the A541 would become dangerous and cause problems at peak times;  
 ii) The use of greenfield sites should be avoided;  
 iii) The development of the site would cause an almost continuous built environment from Wrexham to Caergwrlle resulting in the loss of the countryside,

Do not include the site within the Plan.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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green space and green belt;  
 iv) The site is within an area of natural soakaway;  
 v) The local sewerage and drainage system would be put under increased pressure;  
 vi) The potential for 'new-comers' would have a considerable impact on the local and rural character of the villages;  
 vii) There may be implications for the flora and fauna of the area;  
 viii) There may be possible historical implications for Caergwrle Castle; and  
 ix) The school is close to capacity.

<b>7534 - 19017</b>	<b>Mrs</b>	<b>M P Hanmer</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Hope, Caergwrle, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Wrexham Road	<i>Mod Ref:</i> MOD11/60

Objects to allocation of land West of Wrexham Road, Abermorddu for the following reasons:  
 i) volume of traffic on Wrexham Road which is unsuitable for any additional junction to access the site  
 ii) problems at traffic lights including numerous accidents and difficulties in school crossing lady struggling to take children across the road  
 iii) fields used by community for recreational walking and playing for at least 33 years, during which time the countryside has flourished with trees, flowers and wildlife, including protected bluebells on the bank  
 iv) primary school is already turning children away due to lack of capacity - difficulty in accommodating extra children and associated car parking will be a further danger to children.

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7537 - 19020</b>	<b>Mr</b>	<b>R C Hanmer</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Hope, Caergwrle, Abermorddu, Cefn y Bedd	<i>Site:</i> West of Wrexham Road	<i>Mod Ref:</i> MOD11/60

Objects to the allocation of land West of Wrexham Road, Abermorddu for the following reasons:  
 i) volume of traffic on Wrexham Road which is unsuitable for any additional junction to access the site

Not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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ii) problems at traffic lights including numerous accidents and difficulties in school crossing lady struggling to take children across the road  
 iii) fields used by community for recreational walking and playing for at least 33 years, during which time the countryside has flourished with trees, flowers and wildlife, including protected bluebells on the bank  
 iv) primary school is already turning children away due to lack of capacity - difficulty in accommodating extra children and associated car parking will be a further danger to children  
 v) local area prone to flooding in the past and new development will only add to this problem.

<b>7542 - 19027</b>	<b>Mr</b>	<b>A Prydderch</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrie, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the allocation of land West of Wrexham Road, Abermorddu for the following reasons:

i) volume of traffic on Wrexham Road which is unsuitable to for any additional junction to access the site  
 ii) problems at traffic lights including numerous accidents and difficulties in school crossing lady struggling to take children across the road  
 iii) fields used by community for recreational walking and playing for at least 33 years, during which time the countryside has flourished with trees, flowers and wildlife, including protected bluebells on the bank  
 iv) primary school is already turning children away due to lack of capacity - difficulty in accommodating extra children and associated car parking will be a further danger to children.

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7629 - 19163</b>		<b>Wrexham Road Abermorddu Petition</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrie, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objection by petition of 124 signatories to the allocation West of Wrexham Road, Abermorddu for the following reasons:

i) lack of consultation on the proposals

Delete Allocation

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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ii) traffic  
 iii) environment  
 iv) inadequate drainage  
 v) changes since the Inspector made his report  
 vi) infrastructure inadequate to cope with the changes  
 vii) proposal will overwhelm the existing community.

<b>7716 - 19340</b>	<b>Mr</b>	<b>Alun Evans</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Hope, Caergwrlle, Abermorddu, Cefn y Bedd</b>	<i>Site:</i> <b>West of Wrexham Road</b>	<i>Mod Ref:</i> MOD11/60

Objects to the allocation of land West of Wrexham Road, for the following reasons:

i) the proposed allocation for the whole of Hope, Caergwrlle and Abermorddu has been concentrated on this site, affecting the character of the area and the setting of Caergwrlle Castle (SAM)

ii) the area is of intrinsic ecological value supporting an area of grassland with significant expanses of bluebell in Spring and managed by low-intensity sheep / cattle grazing. Data provided by COFNOD (North Wales Environment Records Centre) indicates records of a number of s42 UK BAP and LBAP species including adder, grass snake and hedgehog in the vicinity. Furthermore, bats have been observed in the area. Having regard to PPW TAN5, an ecological survey of the site should be undertaken prior to the land being considered as an allocation.

iii) the land provides a corridor of natural and green space enabling species movement between the increasingly isolated habitat at Caergwrlle Castle and the surrounding countryside.

iv) s40(1) of the Natural Environment and Rural Communications Act 2006 places a duty on every public authority, in exercising its duties 'to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'.

v) impact of increased traffic on Wrexham Rd, given the existing difficulties in accessing / egressing Stone Row.

vi) development on the site may affect local drainage system. At present a large pond drains into an undefined channel before meeting the Wrexham Rd. Development could cause rapid peak flows into the

not specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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area and cause drainage and flood issues.

<b>225 - 19103</b>	<b>Mr</b>	<b>R N Barnes</b>	<b>Hawarden Community Council</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	<b>Supporting the non-allocation of land in the Plan</b>
	<i>Settlement:</i> Mancot	<i>Site:</i> Lower Ash Farm		<i>Mod Ref:</i> MOD11/62

Supports the modification.

Noted

n/a

<b>1057 - 19319</b>	<b>Mr</b>	<b>Graham Smith</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Mancot	<i>Site:</i> Lower Ash Farm		<i>Mod Ref:</i> MOD11/62

Objects to the deletion of the allocation for the following reasons:  
 i) Lack of brownfield sites requires settlement extensions on greenfield sites;  
 ii) HSG1(43) would not compromise the green barrier as it would not create coalescence;  
 iii) There is housing adjacent and the location, shape, topography and appearance of the site results in a close relationship between it and the built form;  
 iv) The ensuing green barrier would be firm and defensible.

None specified.

Not accepted. The issues raised have all been considered by the Inquiry Inspector. She considered in para 11.75.4 the lack of brownfield sites in the area and noted that it is indeed appropriate to allocate a greenfield site in Mancot, however she recommended an alternative site. She considered that the site is not as well related to the existing built form as looking at it in plan form would suggest, and recommended deletion of the allocation on the basis of its landscape impact on the village, not on the basis that it would result in settlement coalescence or would compromise the green barrier.

That MOD 11/62 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrant a re-opening of the public inquiry or further Proposed Modifications.

The objector has raised no substantive evidence or issues which would warrant the Inquiry re-opening or further Proposed Modifications being made.

<b>1119 - 19140</b>		<b>Mike Pender</b>	<b>Anwyl Construction Company Limited</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	<b>Objecting to the non-allocation of land in the Plan</b>
	<i>Settlement:</i> Mancot	<i>Site:</i> Lower Ash Farm		<i>Mod Ref:</i> MOD11/62

Objects to the deletion of the Lower Ash Farm allocation:  
 i) Despite Inspector's views, it is difficult to understand why the site at Lower Ash Farm was included in the green barrier but the land at Leaches Lane (Ratcliffe Row) was excluded from the green barrier.  
 ii) Neither site should be considered as making a sufficient contribution to the green barrier. The development of neither site would prejudice the aims

Seeks the re-allocation of Lower Ash Farm and associated amendments to the settlement boundary and green barrier.

Not accepted. The issues raised have all been considered by the Inquiry Inspector who did not recommend deletion of the allocation on the basis of green barrier issues or settlement coalescence. She considered in para 11.75.2 that the site is not as well related to existing development as it appears on plan form and moreover that its development would have an adverse landscape impact on the village. She considered that the required road improvements would also have an adverse impact.

That MOD11/62 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.

# Representations and Responses

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of maintaining the open character nor lead to coalescence / merging with Broughton.  
 iii) Both sites have development on three sides and make little or no contribution to the open character of the area. There is considerable distance, over 3km, between the edge of developed areas of Mancot and Broughton, which is also covered by the Deeside Aviation Safeguarding Zone.  
 iv) the allocation of the site would bring significant benefit through much needed road improvements to that part of Ash Lane to the benefit of road safety of all road users

The site at Leaches Lane (Ratcliffe Row) has been included in the settlement boundary but has not been allocated. Until such time as the site receives planning permission it will not contribute to the housing supply in Mancot or the County.

The objector has raised no substantive evidence or issues which would warrant the Inquiry re-opening or further Proposed Modifications being made.

Supports the reduction in the green barrier on land at Leaches lane (Ratcliffe Row) but considers that in view of the difficulty in gaining vehicular access to the site, it should not contribute as a housing site and should not contribute to housing supply in the Mancot area. By comparison, the site at Lower Ash Farm is easily accessible.

<b>2201 - 19264</b>	<b>Cllr</b>	<b>Clive Carver</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Mancot	<i>Site:</i> Lower Ash Farm		<i>Mod Ref:</i> MOD11/62

Supports the proposed modification as this means there will not be an increase in road traffic on local roads.

n/a

Noted

n/a

<b>4259 - 19341</b>	<b>Mr &amp; Mrs</b>	<b>Pat &amp; Geoffrey Adams</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	<b>Supporting a proposed site in the Plan</b>
	<i>Settlement:</i> Mancot	<i>Site:</i> Lower Ash Farm		<i>Mod Ref:</i> MOD11/62

Supports the deletion of the site in MOD11/62.

Noted

n/a

<b>7681 - 19329</b>	<b>Mrs</b>	<b>Pauline Carver</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	<b>Supporting the non-inclusion of land in the Plan</b>
	<i>Settlement:</i> Mancot	<i>Site:</i> Lower Ash Farm		<i>Mod Ref:</i> MOD11/62

Support the deletion of the Lower Ash Farm housing allocation and reinstatement of green barrier as it will remove any increase in traffic on local roads.

n/a

Noted

n/a

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Reasons for Representation		Requested Changes		Councils Response		Recommendation	
<b>225 - 19102</b>	<b>Mr</b>	<b>R N Barnes</b>		<b>Hawarden Community Council</b>			<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i>	<b>HSG1 New Housing Development Proposals</b>	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>		
	<i>Settlement:</i>	<b>Mancot</b>	<i>Site:</i>	<b>Ash Lane</b>		<i>Mod Ref:</i>	<b>MOD11/63</b>
Objects to the Housing Allocation on land adjacent Ash Lane on the following grounds: 1. it will result in growth of 21.5% which is beyond the band B settlement level of 8-15% 2. loss of village amenities, including bowling green, play area and playing fields 3. impact on local schools 4. impact on health services 5. coalescence of Hawarden and Mancot 6. unsuitability of the site due to previous mining activity and tendency to flooding.		Delete Allocation		For the Councils response please refer to the main report.		For the Councils response please refer to the main report.	
<b>332 - 18917</b>	<b>Mrs</b>	<b>Susan Rogers</b>					<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i>	<b>HSG1 New Housing Development Proposals</b>	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>		
	<i>Settlement:</i>	<b>Mancot</b>	<i>Site:</i>	<b>Ash Lane</b>		<i>Mod Ref:</i>	<b>MOD11/63</b>
Objects to the loss of fields and the childrens playground.		Delete Allocation		For the Councils response please refer to the main report.		For the Councils response please refer to the main report.	
<b>395 - 19025</b>	<b>Mr</b>	<b>Neville Rowlands</b>					<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i>	<b>HSG1 New Housing Development Proposals</b>	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>		
	<i>Settlement:</i>	<b>Mancot</b>	<i>Site:</i>	<b>Ash Lane</b>		<i>Mod Ref:</i>	<b>MOD11/63</b>
Objects to the Housing Allocation on land adjacent Ash Lane on the following grounds: i) Parking and access problems along Overlea Drive which cause safety problems; ii) Traffic speed on Gladstone Way; and iii) Flooding and drainage problems.		None specified.		For the Councils response please refer to the main report.		For the Councils response please refer to the main report.	
<b>1119 - 19145</b>		<b>Mike Pender</b>		<b>Anwyl Construction Company Limited</b>			<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i>	<b>HSG1 New Housing Development Proposals</b>	<i>Category:</i>	<b>Supporting a proposed site in the Plan</b>		
	<i>Settlement:</i>	<b>Mancot</b>	<i>Site:</i>	<b>Ash Lane</b>		<i>Mod Ref:</i>	<b>MOD11/63</b>
Supports the allocation at Ash Lane Mancot. Having regard to the objections submitted to the allocation, the following comments are made:		n/a		Noted		n/a	

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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i) there is a clear substantive and unmet need for additional greenfield allocations as set out in the Inspector's Report.

ii) the alternative site at Sealand is unlikely to come forward with anything like the number of completions set out in the UDP. There is therefore a need for additional sites.

iii) there will be no loss of playing fields and play areas. An essential and crucial part of the proposed mixed use development is that existing play / recreational facilities will be either retained or replaced and improved to the benefit of the local community.

iv) the site possesses no intrinsic assets or interests of acknowledged importance - agricultural, landscape, ecological, archaeological or historic that demonstrates that the site should remain undeveloped.

v) the land is not designated green belt - there is development on three sides and its development would not lead to any merging or coalescence.

vi) Mancot is a large settlement within the Deeside urban settlement pattern and could not be described as a village - development would simply comprise reasonable infilling by way of a modest urban extension.

vii) No evidence that the scale of development would exceed the capacity of local health, school or other services. It is for these agencies to respond to future acknowledged need, not to hold back future provision. There will be opportunity to incorporate local facilities and services into any future scheme.

viii) surveys for any pollution or subsidence can be undertaken at planning application stage.

ix) a full Transport Assessment will be undertaken by the developer including a) impact on the surrounding highway network and any improvements needed and b) internal highway / footway / cycle network serving the new development and linking into the surrounding network.

x) no known foul or surface water drainage capacity issues.

1271 - 19001	Mr	John Walker	11 Housing
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63



# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
Objects to the allocation at Ash lane Mancot as it is a small village which cannot cope with the effects of an extra 243 houses on i) extra traffic ii) schools iii) facilities.	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>2201 - 19263</b>	<b>Cllr Clive Carver</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para: Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>
The deletion of the green barrier, amendment of the settlement boundary and the site's allocation for housing will result in extra road traffic on local roads especially Ash Lane and Cross Tree Lane.	Delete allocation and retain green barrier	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>4625 - 18910</b>	<b>Mr Carl Sargeant AM</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para: Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>
Objects as Mancot could lose it's village status and that the rural character of the village would be severely undermined. Many feel there is already adequate housing in the area and that the greenery in Mancot should be retained. There is also concern that problems of already congested public services will be exacerbated if this new development goes ahead.	Delete Allocation	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>6150 - 19055</b>	<b>Miss Joyce Ellis</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para: Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>
Objects to the Housing Allocation on land adjacent Ash Lane on the following grounds: i) The land gets waterlogged due to drainage problems; ii) The land is unkempt and rats and mice are breeding on the land because of the length and height of the brambles and grass; iii) Chester Road gets congested; and iv) More children are going to need places at Sandycroft CP School.	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.

# Representations and Responses

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
<b>6196 - 18922</b>	<b>Mrs</b>	<b>I Jones</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63
Objects to the Housing Allocation on land adjacent Ash Lane on the following grounds: 1.Safe playing facilities for children will be destroyed. 2. Over capacity of local schools. 3. Mancot does not have the facilities for new housing as it has 1 post office, 1 shop and 1 public house. 4. The increase in traffic will lead to pollution and road dangers from the narrowness of the local highways and lack of pavements.	Delete Allocation	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>6203 - 18932</b>	<b>R M Tudor</b>	<b>R M Tudor</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63
Objects to the allocation of land at Ash Lane Mancot for the following reasons: i) the field is subject to flooding and the current rate of development has led to problems with surface water and flooding at the lower end of Ash lane ii) the local infrastructure cannot cope i.e. schools, doctors and roads are not sufficient for such an increase in population iv) there are colonies of wildlife in the field with lesser spotted woodpeckers and brown hares subject to preservation.	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>6210 - 18985</b>	<b>S Ridgers</b>	<b>S Ridgers</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63
Objects to allocation of land at Ash Lane Mancot for the following reasons: i) Mancot is a village with semi-rural feel with open countryside between Ash Lane Mancot and Park Avenue Hawarden. The fields are attractive and contain mature trees, wildlife habitats and grazing for sheep and cattle. The loss of the green barrier would alter the landscape and harm the local area's	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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character

ii) removal of green barrier would cause coalescence of Hawarden and Mancot and the loss of identity of Mancot.

iii) in the UDP Mancot has a target growth of 8-15% but the allocation of the site alone would result in 18% growth even without the 3.5% growth since 2000. Believes that this is less than the actual growth that has occurred locally. Considers that the actual growth for Mancot would be in the region of 26% which is totally unreasonable and not in accordance with Plan Strategy.

iv) Mancot and the surrounding villages do not have enough facilities or school places to support the additional population. Provision of increased facilities would result in further building and loss of land.

v) more traffic, more road safety issues and more air pollution to the detriment of the area and its residents

vi) previous mining has led to several properties in Park Ave being underpinned

vii) the fields often flood during and after heavy rain and is unsuitable for building on.

<b>6211 - 19096</b>	<b>A Carden</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para: Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Site: Ash Lane</i>		<i>Mod Ref: MOD11/63</i>

Objects to the Housing Allocation on land adjacent Ash Lane on the following grounds:

1. the proposal would result in growth far beyond what is sustainable for a village with the current facilities and infrastructure. It would take the growth rate above that proposed in the UDP
2. the roads in Mancot are not suitable - are already too busy and the extra traffic would result in more congestion, noise, pollution and increased safety hazards
3. lack of facilities - those that are present are only just adequate for the current population and couldn't support the extra population proposed
4. the land is liable to flooding
5. loss of public playing field and bowling club
6. there are no additional places in either of the local schools
7. loss of open countryside and the natural rural divide between the distinct communities of Mancot and Hawarden leading to the erosion of local identity.

Delete Allocation

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>6215 - 19002</b>		<b>M Roberts</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>	<i>Mod Ref:</i> MOD11/63
<p>Objects to allocation of land at Ash Lane Mancot for the following reasons:</p> <ul style="list-style-type: none"> <li>i) loss of car parking space from Mancot clinic / library / bowling green etc will result in on street parking and risk to emergency vehicles</li> <li>ii) loss of playing field will give children nowhere to play</li> <li>iv) no doctors or dentists in the village - strain on facilities in nearby villages</li> <li>v) strain on schools.</li> </ul>		not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>6245 - 19253</b>		<b>J Clubbe</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>	<i>Mod Ref:</i> MOD11/63
<p>Objects to the Housing Allocation on land adjacent Ash Lane on the following grounds:</p> <ol style="list-style-type: none"> <li>1. Mancot does not have the facilities to support extra housing</li> <li>2. The primary school cannot cope with a large influx of children</li> <li>3. There are already problems with cars racing through the lanes</li> <li>4. Loss of leisure facilities. Without football pitches and playgrounds children and youths will return to the streets resulting in anti-social behaviour.</li> </ol>		Delete Allocation	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>6277 - 19057</b>		<b>Mr &amp; Mrs Kevin Shone</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>	<i>Mod Ref:</i> MOD11/63
<p>Objects to the Housing Allocation on land adjacent Ash Lane on the following grounds:</p> <ul style="list-style-type: none"> <li>i) The land is within a flood zone;</li> <li>ii) Flooding in the area has only occurred in recent years due to new development straining an already overloaded and inadequate drainage system;</li> <li>iii) There are inadequate facilities, amenities and road infrastructure in the area to sustain further</li> </ul>		The land should remain a green space outside the settlement boundary.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.

# Representations and Responses

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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development;  
 iv) The local school is at capacity for admissions;  
 v) The doctor's surgeries are already oversubscribed; and  
 vi) On street parking is a major problem in Leaches Lane and Chester Road around Sandycroft CP School and the Co-Op Store.

6278 - 19231	G D Jones		11 Housing
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<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Mancot	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> Objecting to a proposed site in the Plan <i>Mod Ref:</i> MOD11/63
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Objects to the Housing Allocation on land adjacent Ash Lane on the following grounds:  
 1. increased traffic creating concerns for highway safety through narrow village routes and greater air pollution  
 2. lack or shortage of school places would affect education as the school capacity would be overstretched with larger classes  
 3. the land around has always been liable to flooding from surface water run off due to previous activity i.e. mining. Further upset to natural drainage would only increase the problem  
 4. domestic services especially water supply would suffer with the additional demand. Pressure and low rate is already affected dramatically during peak times and any additional disruption would be unacceptable  
 5. environmental impact - loss of wildlife havens such as hedgerows, ditches, mature trees and the green belt would be unacceptable.

Delete Allocation

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

6281 - 19242	R A Bowen		11 Housing
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<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Mancot	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> Objecting to a proposed site in the Plan <i>Mod Ref:</i> MOD11/63
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Objects to proposed housing development at Mancot on Ash Lane on the following grounds:  
 1.Loss of open undeveloped aspect and amenity of land at Ash Lane for existing residents.  
 2.Development here will contribute to additional urban sprawl which will affect this historic settlements character.  
 3.Land at Ash Lane and in adjoining garden areas

Delete the Housing Allocation at Ash Lane, Mancot

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

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suffer from subsidence and drainage issues.  
 4.The traffic generated by the new development will have an adverse impact on existing highways.  
 5.The development will adversely affect the ability of School and Health Facilities to meet existing and new demands generated by the proposal.  
 6.The development will place additional pressure on the existing drains infrastructure which will exacerbate existing drainage and flooding problems.

<b>6282 - 18926</b>	<b>J Taylor</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/63

Objects to the allocation at Ash Lane, Mancot for the following reasons:  
 i) it would facilitate an unreasonable population growth that when added to the growth within the village since 2000 would be over and above the current UDP category growth of 8-15%.  
 ii) it will over burden the communal facilities already in short supply. Further population growth will lead to over capacity of schools and an increase use of the village roads.  
 iii) The land is not suitable for housing as there has been localised flooding and the field is undermined by shafts, causing problems of subsidence in Park Avenue.

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>6284 - 19141</b>	<b>Cath Jones</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/63

Objects to the Housing Allocation on land adjacent Ash Lane on the following grounds:  
 i) The emergency services would be stretched unacceptably further;  
 ii) Mancot does not have enough facilities to cope with additional housing and residents;  
 iii) The schools are already strained;  
 iv) Traffic would increase causing further dangers and pollution;  
 v) A lack of employment which will be furthered by housing; and  
 vi) The amount of rural space in Mancot would be

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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reduced which would be negative and damaging on wildlife.

<b>6457 - 19151</b>	<b>Mr</b>	<b>Mark Tami MP</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

Objects to the housing allocation at Ash Lane Mancot for the following reasons:

- i) local authority has previously resisted development in this area in order to maintain a distinction between Mancot and Upperdale. Development would break this distinction and irreversibly alter the character of the community
- ii) incidents of flooding are well reported in the vicinity and additional homes, built on an area prone to flooding, could have devastating implications for existing dwellings
- iii) Mancot is a category B settlement and has a growth band of 15%. Since 2000 the village has experienced a growth of 3.5% but the modification would lead to an extraordinary growth which would have many consequences in terms of local amenities and infrastructure. The existing roads and drains could not cope.
- iv) development would have a detrimental impact on the wildlife of the area
- v) whereas there are many brownfield sites that could be developed, the modification is not fair, justified or acceptable.

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7437 - 18711</b>	<b>Mrs</b>	<b>Joan Appleton</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

Objects to allocation of land at Ash Lane, Mancot for the following reasons:

- i) development gradually eroding quality of life
- ii) questions the need for more housing in the area
- iii) loss of green fields.

Not specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
<b>7438 - 18713</b>	<b>D Rollings</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63
Objects to the allocation of land for housing at Ash Lane, Mancot for the following reasons: i) sufficient housing built in Mancot in recent years ii) increased volume of traffic, narrowness of roads and lack of pavements iii) loss of green belt iv) impact on school, doctors, village amenities v) air pollution.	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7439 - 18715</b>	<b>Mr Roy Cropper</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63
1. Objection to points raised by the Inspector: Many of the reasons given by the Inspector for the inclusion of the site are not objectively proven on the part of the Inspector and many of the reasons given by the Inspector for the removal of other parcels of land in the Mancot area could equally well be applied as reasons to ensure the site is excluded from the UDP:  Para 11.118.8 – (in commenting on an objection site bounded by Bennetts Lane, Gladstone Way and existing built development on Hillside) the Inspector advocated the Ash Lane inclusion stating ‘In HSG1 – Mancot I recommend that part of the green barrier west of Ash Lane is deleted, included within the settlement boundary and allocated for housing. That recommendation reinforces the need to retain the remainder of the green barrier between Hawarden and Mancot. Allocating this objection land would effectively split the remaining green barrier undermining its two functions which are to safeguard surrounding countryside from further encroachment and prevent neighbouring settlements from merging’. This statement thus justifies the Inspector’s opinion that land to the east of Ash Lane should not be included in the development plan implying that the allocation will undermine the function of the green	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.



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barrier, thus reinforcing the retention of the green barrier between Hawarden and Mancot. The Inspector having previously suggested the inclusion of land to the west of Ash Lane, where this inclusion will also undermine the functions of the green barrier, will bring about the removal of the green barrier between Hawarden and Mancot and the merging of the neighbouring settlements.

Para 11.124.12 – the Inspector contends that the land between Ash Lane and Park Avenue is largely contained by housing on three side, but omits to mention that there is no housing on the south side of Mancot Lane. The site between Ash Lane and Park Avenue is therefore contained by housing on only two sides.

Para 11.124.13 – the Inspector states that ‘The land although allocated as green barrier is to my mind so contained by the built up area that it is not strategically important in separating settlements’. Contends that the land is vitally important in separating the settlements and that though the gap between Little Mancot and Hawarden is small it is nevertheless a distinct break between two separate areas and should not be undermined.

Para 11.123.14 – it is clear that the historic boundaries of Mancot and Hawarden are not understood by the Inspector. The only direct road link between Hawarden and Mancot is Ash Lane and there is no fluidity between the settlements. The removal of the green barrier would thus lead to the removal of the strategic gap between Little Mancot and Hawarden from Ash Lane to Overlea Drive.

Para 11.123.14 – the Inspector rightly points out that development on both sides of Park Avenue is included within the limits of Hawarden. The development on either side of Ash Lane is included within the limits of Mancot. A function of the green barrier is to prevent neighbouring settlements from merging into one another, which would surely be brought about by the removal of the green barrier between Ash Lane and Park Avenue.

Para 11.123.14 – the Inspector quotes from Topic paper 2 (para 4.7) where the Council states that in defining a settlement boundary, consideration should

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be given to 'sense of place, a continuity of character, with villages having an identifiable character'. Consideration should also be given to 'social history – reason for being'. Both Mancot and Hawarden have separate identifiable characters, separate social histories and reasons for being which should be maintained and not undermined by the proposed removal of the green barrier.

Para 11.124.3 – the Inspector points out that Mancot is a category B settlement with an indicative growth band of 8-15%. The Inspector then highlights in para 11.124.17 that the allocation result in over 18% growth. This would put an unacceptably high strain on the local services in Mancot.

- 2. Capacity of surface and foul water systems: The current systems are already unable to cope and further development would exacerbate this.
- 3. Traffic: The Ash Lane to Cross Tree Lane junction already sees significant levels of traffic. Increasing traffic load is unacceptable
- 4. Services: Local schools and doctors surgeries are already oversubscribed.

Letter 2 (20/10/09)

The 2001 Housing Need Technical Paper notes the need to avoid excessive cramming in villages and providing for external housing need, especially in the border areas around Chester. Development of this site would do both of these things and would be unsustainable.

The same Paper details settlement categorisation and quotes a figure of 930 dwellings in Mancot at the base date of the Plan. The Inspector highlights that this allocation would result in growth in Mancot of 18% over the Plan period, above the indicative band. This figure of 18% is based on a figure of 1528 dwellings, provided by the objector. Calculation of growth based on the published, factual figure of 930 dwellings gives a growth rate of 26.1%, with a cumulative figure of 29.6%. This is double the indicative band and well in excess of the upper limit for even a category A settlement.

Given the high growth rate, the Inspector's comments on having seen no evidence regarding

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insurmountable problems with utilities and infrastructure seem inappropriate; the Inspector should provide evidence that recommendations will not overstretch local utilities and infrastructure. The proposed level of growth would be unsustainable and would put an unacceptable strain on local services and utilities. The Inspector undermines her arguments when she describes Mancot as having limited facilities.

The Inspector says that the mixed use allocation HSG2A means there is no need for smaller settlements to accommodate growth in excess of their indicative bands to compensate for allocations in Queensferry and Shotton. This contradicts her recommendation that Mancot should accommodate a level of growth in excess of the indicative bands.

The Inspector also says that there should be a review of settlement strategy and green barriers in a strategic way as part of a future plan, not in an ad-hoc way in response to individual objections. However in this case the Inspector has responded to an individual objection modified part way through the process.

The original objections were on the basis of non-allocation of land for housing and the green barrier designation. The Inspector's comments relating to upgrading of village facilities are wholly unrelated to these objections and should not have been taken into account. Any development would initially result in the loss of many facilities. Improvements in facilities can be brought about without the need for massive development. Developers' promises to improve facilities are not always kept, as can be seen in Ewloe.

A large part of the site is classified as grade 3 agricultural land still being utilised as part of a working farm. UDP policy RE1 states that development of grades 1, 2, or 3a agricultural land will only be permitted where there is an overriding need or where development cannot be accommodated on derelict, non-agricultural or lower grade land. In this case there are many areas of lower grade land available locally. In the same policy statement it says in relation to the working farm that the size, structure and viability of the farm

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unit and the location of the development will be taken into account in order to minimise unnecessary disruption to agriculture and farm structure. These issues do not appear to have been taken into account by the Inspector.

The Inspector infers that the removal of the green barrier will give rise to 'infilling' or 'rounding off'. This is not the case as the area performs a vital function in separating and defining Mancot and Hawarden. The development would lead to further extension of the built up area and the coalescence of the two settlements contrary to the main purpose of this green barrier. The Inspector considers that the site is so contained by the built up area that it is not strategically important in separating the settlements. The retention of this green barrier is imperative to prevent the linking of these two settlements.

Topic Paper 3 of 2007 sets out the purposes of green barriers, the fact that they should have a greater degree of permanence than those in existing local plans, and the types of development that may be acceptable within them. None of the acceptable forms of development for green barriers apply to this objection. The Topic Paper states that the green barrier in this area needs to concentrate on strategic land to the north east of Hawarden to prevent coalescence with Mancot and Sandycroft; this is exactly where the Inspector suggests the green barrier should be removed.

<b>7440 - 18718</b>	<b>Mr</b>	<b>K Jones</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Mancot</i>	<i>Site: Ash Lane</i>	<i>Mod Ref: MOD11/63</i>

Objects to the allocation of land at Ash Lane in Mancot for residential development on the following grounds:

1. The infrastructure is inadequate. In particular there are inadequacies in the drainage system which cannot cope during heavy rainfall.
2. The development if permitted would increase water runoff and the potential for localised flooding.
3. The development if permitted would significantly increase traffic to the detriment of the existing highway network which is already congested

Delete the Housing Allocation at Ash Lane in Mancot and consider an alternative allocation site off Colliery Lane adjacent to Willow Park for residential purposes.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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especially in the vicinity of the school.  
 4. The land is fertile agricultural land and should be protected to ensure future food supply.  
 5. The land performs the role as important Green Belt.  
 6. Alternative potential exists for housing development to be accommodated at land off Colliery Lane adjacent to Willow Park.

<b>7441 - 18719</b>	<b>Denise Colley</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63

Objects to the allocation of land for housing at Ash Lane, Mancot for the following reasons:  
 i) recent development in Mancot, Hawarden and Ewloe has put a great strain on amenities. Local schools, doctors, dentists etc are already oversubscribed and more development would exacerbate the problem  
 ii) traffic problem in Cross Tree Lane at school times  
 iii) development will merge Hawarden and Mancot and it is important that the two settlements remain separate  
 iv) more development will change the semi-rural character of the village.

Delete Housing Allocation on Ash Lane

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7443 - 18721</b>	<b>Mrs D Pritchard</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63

Objects to the allocation of land at Ash Lane in Mancot for residential development on the following grounds:  
 1.The land performs the role as important Green Belt.  
 2.The development if permitted would increase water runoff and the potential for localised flooding.  
 3.The land is unstable being occupied by historical mine works  
 4.There are no places at the local schools available to accommodate new pupils in the local area.  
 5.The existing highway network is already chaotic at School times and other busy times and the proposed development will serve to increase congestion.  
 6.The development if permitted would significantly

Delete the Housing Allocation at Ash Lane in Mancot and consider an alternative allocation site in Deeside for residential purposes.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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increase the demand for services which in regards medical services (dentists & doctors) there are only limited facilities in the area.  
 7. There are alternative areas of land in Deeside which could accommodate this development without adverse impact on the local area and facilities.

<b>7447 - 18727</b>	<b>Mrs</b>	<b>G Roberts</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>

Objects to the allocation of land at Ash Lane in Mancot for residential development on the following grounds:  
 1. The land performs the role as important Green Belt.  
 2. The development if permitted would increase water runoff and the potential for localised flooding.  
 3. The land is unstable being occupied by historical mine works  
 4. There are no places at the local schools available to accommodate new pupils in the local area.  
 5. The existing highway network is already chaotic at School times and other busy times and the proposed development will serve to increase congestion.  
 6. The development if permitted would significantly increase the demand for services which in regards medical services (dentists & doctors) there are only limited facilities in the area.  
 7. There are alternative areas of land in Deeside which could accommodate this development without adverse impact on the local area and facilities.

Delete the Housing Allocation at Ash Lane in Mancot and consider an alternative allocation site in Deeside for residential purposes.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7448 - 18729</b>	<b>Ms</b>	<b>S Hughes</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>

Objects to the allocation of land at Ash Lane in Mancot for residential development on the following grounds:  
 1. The land performs the role as important Green Belt.  
 2. The development if permitted would increase water runoff and the potential for localised flooding.  
 3. The land is unstable being occupied by historical mine works  
 4. There are no places at the local schools available

Delete the Housing Allocation at Ash Lane in Mancot and consider an alternative allocation site in Deeside for residential purposes.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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to accommodate new pupils in the local area.  
 5.The existing highway network is already chaotic at School times and other busy times and the proposed development will serve to increase congestion.  
 6.The development if permitted would significantly increase the demand for services which in regards medical services (dentists & doctors) there are only limited facilities in the area.  
 7.There are alternative areas of land in Deeside which could accommodate this development without adverse impact on the local area and facilities.

<b>7449 - 18731</b>	<b>Mr</b>	<b>T Bates</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

Objects to the allocation of land at Ash Lane in Mancot for residential development on the following grounds:  
 1.The land performs the role as important Green Belt.  
 2.The development if permitted would increase water runoff and the potential for localised flooding.  
 3.The land is unstable being occupied by historical mine works  
 4.There are no places at the local schools available to accommodate new pupils in the local area.  
 5.The existing highway network is already chaotic at School times and other busy times and the proposed development will serve to increase congestion.  
 6.The development if permitted would significantly increase the demand for services which in regards medical services (dentists & doctors) there are only limited facilities in the area.  
 7.There are alternative areas of land in Deeside which could accommodate this development without adverse impact on the local area and facilities.

Delete the Housing Allocation at Ash Lane in Mancot.  
 And consider an alternative allocation site in Deeside for residential purposes.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7450 - 18733</b>	<b>Mr</b>	<b>Steven Parsons</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

Objection to the housing allocation at Ash Lane on the basis of:-  
 •the loss of greenfield land;  
 •increase and over capacity of houses;

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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- insufficient amenities to support growth;
- schools are oversubscribed;
- increased road traffic is a concern; and
- access onto Ash Lane would be a hazard due to the speed of traffic.

<b>7462 - 18781</b>	<b>Mr Philip A Swash</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/63

Objects to the allocation of land at Ash Lane Mancot for the following additional reasons:

i) the increased general and school-time traffic in this area and additional traffic would lead to an unacceptable level of congestion in this area and provide a dangerous environment for school children.

ii) The schools are oversubscribed and further development would exacerbate the problem.

iii) The drainage in the area has deteriorated in recent years and will get worse with development.

iv) Growth should be directed to a more significant development, which could be afforded with all the necessary infrastructure such as the old Sealand RAF base.

v) To allow the development to proceed would alter the privacy enjoyed today.

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7462 - 18937</b>	<b>Mr Philip A Swash</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/63

Objects to the allocation of land at Ash Lane Mancot for the following additional reasons:

i) if the proposed housing was implemented then the Mancot settlement would have a growth level of approximately 21% during the life of the Plan, which significantly exceeds the target growth of 8-15%. This potential development would move Mancot into a settlement category which is incompatible with the available infrastructure, roads, pathways, schooling etc

ii) if the green belt land is utilised for housing then Mancot and Hawarden would in effect become coalesced, which is against one of the fundamental

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.



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principles which govern the development of towns and villages.

<b>7463 - 18791</b>	<b>Mrs Dorothy Hughes</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Mancot</i>	<i>Site: Ash Lane</i>	<i>Mod Ref: MOD11/63</i>

Objects to the Ash Lane allocation because  
 i) the land is subsiding;  
 ii) floods after heavy rainfall;  
 iii) the traffic movements in the village are unsafe, particularly along Cross Tree Lane;  
 iv) the utilities in the area can not cope with more development  
 v) the land is green barrier between Hawarden and Mancot which should not be lost.

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7464 - 18801</b>	<b>Mr Eric Henderson</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Mancot</i>	<i>Site: Ash Lane</i>	<i>Mod Ref: MOD11/63</i>

Objects to the Ash Lane allocation for the following reasons:  
 i) the loss of a playground area for children;  
 ii) the loss of the semi rural character;  
 iii) the introduction of additional housing in Mancot will stretch the local school to breaking point and cause overcrowding.

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7465 - 18812</b>	<b>Mrs Irene Morris</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Mancot</i>	<i>Site: Ash Lane</i>	<i>Mod Ref: MOD11/63</i>

Objects to the allocation of land for housing at Ash Lane Mancot for the following reasons:  
 i) Mancot has achieved a 3.5% growth since 2000 and a further growth of 18% is not reasonable or in accordance with the Plan's growth policy as stated in section 11.12 which targets Mancot for growth of 8-15%;  
 ii) Mancot and the surrounding villages have few facilities to support an addition population;  
 iii) The land is frequently liable to flooding;

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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iv) The increase in traffic will lead to air pollution and increased highway safety dangers given the narrowness of roads and lack of pavements;  
 v) Local schools will be over their capacity;  
 vi) The intrinsic part of the open countryside, wildlife, mature trees and hedgerows will be lost;  
 vii) The urban/rural fringe and almost tranquil feel will be lost;  
 viii) The landscape setting of the locality will be adversely affected; and  
 ix) The allocation will bring about coalescence of Hawarden and Mancot.

<b>7466 - 18813</b>	<b>Mrs</b>	<b>E Hewitt</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>

Objects to the proposal for housing at Ash Lane because development will change the social dynamics in the area and result in anti-social behaviour. It will also result in overlooking and loss of privacy.

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7467 - 18814</b>	<b>Mr</b>	<b>D Morris</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>

Objects to the allocation of land at Ash Lane Mancot for the following reasons:

- i) The land is one of the only green areas left and there is no good reason why the green barrier should be changed.
- ii) The land is agricultural and a wildlife haven and should not be destroyed by building more houses in an already overcrowded area
- iii) The land has drainage problems and regularly floods
- iv) the site is sinking due to subsistence.
- v) The schools in the area are already full to capacity
- vi) the roads around the school are 'chaotic' at busy periods and will become 'gridlocked' with more traffic.
- vii) The development of the site will put a huge strain on medical and dental services as there are only limited facilities in the area.

Reinstate green barrier.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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viii) There are numerous vacant sites in Deeside which are more suitable without causing disturbance to the local area and facilities.

<b>7468 - 18838</b>	<b>Nicola Henderson</b>		<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

Objects to the allocation of land at Ash Lane Mancot: i) the loss of children's play areas ii) the loss of areas of wildlife, trees and hedgerows iii) the land is liable to flooding. iv) Changing the status of the land would alter its countryside character.	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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<b>7500 - 18914</b>	<b>Mr and Mrs Eileen and Jon Bull</b>		<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

Objects to the Ash Lane Mancot allocation because: 1. Both Mancot and Hawarden have had a high percentage of housing growth, since 2000, 3.5 % followed by a further 18% during the life of the UDP. It is not reasonable and is not in accordance with the UDP guidance of 8-15 % growth for Mancot. 2. There are few facilities to support additional housing. 3. Traffic air pollution will occur and narrow lanes and lack of footpaths are a danger. 4. The sewerage system is overstretched and the land is liable to flood. 5. Local schools are stretched to capacity. 6. The impact on the landscape and the loss of wildlife. 7. The transition from rural to urban as two villages join is also another reason for objection.		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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<b>7502 - 18920</b>	<b>N &amp; D G Owens</b>		<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

Objects to the allocation of land at Ash Lane Mancot	not specified	For the Councils response please refer to the main report.	For the Councils response please
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for the following reasons:

- i) a green and pleasant village will become a large urban sprawl
- ii) lack of facilities - schools, dentists, doctors to cope with influx of people
- iii) need to appreciate the need for green fields as opposed to over-building.

refer to the main report.

<b>7503 - 18921</b>	<b>Mr</b>	<b>Terence Williams</b>	<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

Objects to the allocation of land at Ash Lane Mancot for the following reasons:

- i) housing development would overstretch infrastructure
- ii) lower areas of Mancot suffer flooding after heavy rain and any increase in water usage and sewerage from housing would exacerbate the situation
- iii) at present insufficient facilities for basic needs such as dentists, doctors and secondary school places of choice
- iv) the two main roads through Mancot are used as rat runs and more houses would mean more traffic , more pollution and an increase in traffic safety hazards.

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7504 - 18923</b>	<b>Mr</b>	<b>Neil O'May</b>	<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

Objects to the allocation of land for housing at Ash Lane Mancot for the following reasons:

- i) large scale house building would not be in accordance with the UDP category growth policy (para 11.12)
- ii) loss of car parking facilities given the existing congestion brought on by visitor parking along Ash Lane
- iii) loss of green belt land, mature trees and wildlife habitat
- iv) area is already liable to flooding and increased risk of subsidence due to it being above old coal mine workings
- v) increase in congestion, traffic, noise and pollution

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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vi) loss of children's play area.

<b>7505 - 18925</b>	<b>J Owens</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>

Objects to Ash Lane Mancot allocation for the following reasons:  
 1. Development will put significant stress on the sewerage and drainage system.  
 2. Green belt areas should be kept  
 3. Development will mean losing the village status of Mancot and Hawarden.  
 4. Traffic congestion in the village and around the schools will occur.  
 5. There is adequate housing in the area e.g. at David's Park. There are many new houses in Mancot, 26% of new building since 2000.  
 6. Keep the rural character.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7506 - 18924</b>	<b>Mrs Helen O'May</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>

Objects to the allocation of land for housing at Ash Lane Mancot for the following reasons:  
 i) large scale housing development would not be in accordance with the UDP category growth policy (para 1.12)  
 ii) the village would lose what facilities it already has - playing fields, library, bowling green and village hall  
 iii) the feel of the area as a village will be lost as Mancot would be joined with Hawarden  
 iv) loss of green belt, hedgerows, mature trees and wildlife  
 v) loss of area for children for exercise and entertainment resulting in anti social behaviour  
 vi) increase in pollution, congestion and levels of traffic  
 vii) loss of car parking facilities given the existing congestion brought on by visitor parking along Ash Lane.

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
<b>7507 - 18927</b>	<b>Mrs</b>	<b>J M Chakravarty</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63
Objects to the allocation of land at Ash Lane Mancot for following reasons: i) the target growth for Mancot is between 8-15% but since 2000 there has already been an increase of housing by 3.5%. If another 240 houses are built this will go way above 15% ii) the semi rural village locality will be lost along with countryside, wildlife, hedgerows and trees iii) the increase in traffic that another 240 houses would bring to Mancot would cause massive congestion to the roads, some of which are narrow and used as a cut through. iv) questions how schools, doctors dentists etc will be able to cope an increase in people v) loss of library, children's playground, playing field and football field vi) green barrier between Mancot and Hawarden will disappear, causing coalescence or two separate village identities.	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7508 - 18928</b>	<b>Mr</b>	<b>Binayak Chakravarty</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63
Objects to the allocation of land at Ash Lane, Mancot for the following reasons: i) huge change to surrounding environment and quality of life as a result of loss of green fields and enormous increase in traffic, congestion and pollution ii) the area has a tendency to flood iii) since 2000 there has already been a 3.5% growth and another 240 houses would take it over 8-15% which is understood to be the target iv) Mancot is semi rural but the development would make it urban and village status would be lost. Mancot and Hawarden would be joined together with no green barrier between them v) local schools and medical facilities would be unable to cope with such an increase in population.	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
<b>7509 - 18929</b>	<b>Mr</b>	<b>K Jones</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63
Objects to allocation of land at Ash Lane Mancot for the following reasons: i) the only area in Mancot that has playground facilities or where children can play safely ii) loss of a vital part of the open countryside and wildlife, mature trees and hedgerows as well as its character iii) land is frequently liable to flooding iv) huge impact of the development on the community has not been considered.	n/a	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7510 - 18930</b>	<b>A J Bull</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63
Objects to the allocation of land at Ash Lane Mancot for the following reasons: i) loss of more green belt land for houses ii) believes there has been more property growth in these areas than is reasonable - 3.5% since 2000 and a further 18% if during the life of the UDP whereas the target for mancot is 8-15%. If this development goes ahead there will be a 26% growth in Mancot and Hawarden iii) have not got the facilities to support additional housing and population as the schools are overstretched now iv) increased traffic on the narrow lanes that have no footways v) loss of open countryside, wildlife, trees and hedgerows and impact on landscape setting of the locality vi) Mancot and Hawarden would be forced together as one settlement if they were to lose the green barrier resulting in the loss of two separate villages vii) land is frequently liable to flooding.	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.

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Reasons for Representation		Requested Changes	Councils Response	Recommendation
7511 - 18931		Beverley Tudor		11 Housing
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Mancot	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> Objecting to a proposed site in the Plan	<i>Mod Ref:</i> MOD11/63
<p>Objects to the allocation of land at Ash Lane Mancot for the following reasons:</p> <ul style="list-style-type: none"> <li>i) The development of the site would result in Mancot and Hawarden joining;</li> <li>ii) The proposal would result in Mancot exceeding the 15% growth limit;</li> <li>iii) There are concerns about the drains, surface water and flooding and development of the site will make the surface water issue even more of a problem;</li> <li>iv) The local services (schools, doctors) are not robust enough to accommodate the housing increase; and</li> <li>v) Ash Lane is already dangerous due to the level of traffic and the Woodville/Ash Lane junction is a blind corner which residents park opposite.</li> </ul>		None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
7512 - 18933		Mr J Hughes		11 Housing
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Mancot	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> Objecting to a proposed site in the Plan	<i>Mod Ref:</i> MOD11/63
<p>Objects to the allocation of land at Ash Lane Mancot for the following reasons:</p> <ul style="list-style-type: none"> <li>i) Goes against WAG's aspirations of reducing car use and our carbon footprints;</li> <li>ii) The proposal will increase noise, pollution, traffic;</li> <li>iii) The land is very unstable and liable to flood forming two large ponds;</li> <li>iv) The land is the last green barrier between Mancot and Hawarden;</li> <li>v) Mancot residents have to travel to Queensferry, Shotton and Connahs' Quay for doctors, dentists, chemists and schools;</li> <li>vi) The site is used for recreational purposes; and</li> <li>vii) The development of the site would result in the loss of oaks trees and nesting sites for pheasants.</li> </ul>		None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.



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Reasons for Representation		Requested Changes	Councils Response	Recommendation
7513 - 18935		Paul G Wright		11 Housing
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Mancot	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> Objecting to a proposed site in the Plan	<i>Mod Ref:</i> MOD11/63
<p>Objects to the allocation of land at Ash Lane Mancot for the following reasons:</p> <ul style="list-style-type: none"> <li>i) loss of one of the few remaining green spaces in the area</li> <li>ii) if built, there will be no demarcation between Hawarden and Mancot, which are two distinct villages with their own identities</li> <li>iii) there are few local amenities available in the area which would be placed under incredible strain by 240 houses. Hawarden Infants and Rector Drew schools are already full and Hawarden High School would not be able to cope with additional pupils generated by all the proposed developments in the catchment.</li> <li>iv) local roads are busy and unsuitable for a potential large increase in traffic volumes.</li> <li>v) the land is littered with disused mine workings and several houses on Park Avenue have been underpinned, the costs of which were borne by the NCB</li> <li>vi) During periods of heavy rain the fields toward the southern end of the site are liable to flooding. Development would result in an important natural floodplain being lost.</li> <li>vii) Mancot was identified as a category B settlement with 8-15% growth but there has already been a growth of 3.5% since 2000. If this is added to the proposed development then Mancot would grow by 21 - 26% depending on figures used, which is beyond the targets for such a settlement.</li> </ul>		not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
7514 - 18936		Mrs M Jones		11 Housing
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Mancot	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> Objecting to a proposed site in the Plan	<i>Mod Ref:</i> MOD11/63
<p>Objects to the allocation of land at Ash Lane Mancot for the following reasons:</p> <ul style="list-style-type: none"> <li>i) amount of traffic that will be created from each property - on street parking could cause problems for emergency vehicles</li> <li>ii) it is the right of the community to have the playing</li> </ul>		not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
fields for children and the bowling green for the older community - this is the only green space in Mancot iii) a more appropriate site for building would be Lower Mancot Lane where there is access to the main road to Queensferry.			
<b>7515 - 18982</b>	<b>Lilian E Letman</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/63
Objects to the allocation of land at Ash Lane Mancot for the following reasons: i) more development would put strain on an overloaded system in the area including schools, doctors and sewerage ii) the villages of Hawarden and Mancot would merge together iii) important for future generations to experience village life iv) loss of green fields and wildlife.	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7516 - 18986</b>	<b>Vince Hett</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/63
Objects to the allocation of land for housing at Ash Lane Mancot for the following reasons: i) loss of identity of Mancot as a village ii) loss of playing area for children iii) loss of green belt land iv) increase in pollution, traffic, noise and risk of accident v) any large scale increase in housing development would contravene the UDP growth policy vi) loss of local facilities.	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7517 - 18987</b>	<b>Kylie Hett</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/63
Objects to the allocation of land at Ash Lane Mancot for the following reasons: i) loss of green belt land	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.

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ii) loss of car parking facilities in the village leading to increased congestion and increased risk of accidents  
 iii) potential for area to subside as the whole area is built on old coal mine workings, several existing houses having to be underpinned.  
 iv) potential for flooding  
 v) loss of the annual play scheme which gives local children something to do during the long summer holidays  
 vi) the village does not have many amenities at present, most of these will be destroyed by the proposal i.e. playing fields, library, bowling green, village hall  
 vii) the feel of the area as a village will be lost.

<b>7518 - 18988</b>	<b>Deryn Hett</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63

Objects to the allocation of land at Ash Lane Mancot for the following reasons:

- i) increase in traffic, noise and pollution
- ii) loss of local amenities i.e. village hall, playing fields and library
- iii) local children will be deprived of an area to play and exercise in relative safety
- iv) local schools are not equipped to deal with a large population
- v) land is liable to frequent flooding
- vi) loss of green belt land
- vii) loss of identity of Mancot as a village if it were joined with Hawarden.

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7519 - 18989</b>	<b>Mrs J Williams</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63

Objects to the allocation of land at Ash Lane Mancot for the following reasons:

- i) Mancot is a rural area and new housing will stretch facilities to the utmost
- ii) the village is used as a rat run at certain times of the day and Cross Tree Lane / Ash Lane have traffic problems at school times

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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iii) loss of whatever green belt land there is in the area  
 iv) Mancot has already increased significantly over recent years and not always to its advantage.

<b>7520 - 19000</b>	<b>Mr &amp; Mrs</b>	<b>W T Nugent</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>

Objects to the allocation at Ash Lane Mancot for the following reasons:  
 i) Mancot will lose its village status  
 ii) Mancot will lose its green belt status  
 iii) history of flooding  
 iv) history of low water pressure.

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7521 - 19003</b>		<b>P W Roberts</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>

Objects to the allocation of land at Ash Lane Mancot for the following reasons:  
 i) football pitch was specially drained because of flooding - building of houses will cause flooding to return - after heavy rain Ash Lane turns into a river  
 ii) Village amenities i.e. doctors and dentists are already overstretched and new housing will cause more problems  
 iii) Hawarden and Mancot have always been separate villages and will lose village 'touch' by becoming one sprawling housing estate.

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7522 - 19004</b>		<b>M Hughes</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>

Objects to the allocation of land at Ash Lane Mancot for the following reasons:  
 i) will result in overcrowding  
 ii) congested roads especially Cross Tree Lane and Glynn Way which head onto Ash Lane. Difficulty in crossing road and traffic in vicinity of schools and medical centre will be worse

n/a

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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iii) at present there are two separate communities of Hawarden and Mancot and development will result in a conurbation  
 iv) fields appear to be waterlogged and new housing will result in flooding.

<b>7523 - 19005</b>	<b>Mrs</b>	<b>Sandra A Robins</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Mancot</i>	<i>Site: Ash Lane</i>	<i>Mod Ref: MOD11/63</i>

Objects because:

1. Lack of facilities - Mancot has lost facilities to housing over the last few years, there are few facilities for young people
2. The land is prone to flooding as drainage system is insufficient for so many houses
3. Increased traffic - safety and parking problems
4. Schools - lack of places
5. Loss of village feel and open countryside, trees and hedgerows
6. Loss of green barrier, will end up with one big housing estate.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7524 - 19006</b>	<b>Mr</b>	<b>David Hughes</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Mancot</i>	<i>Site: Ash Lane</i>	<i>Mod Ref: MOD11/63</i>

Objects because:

1. Mancot has already grown by 3.5% since 2000 and with additional building it would grow by over 21% which is over the growth rate of 8-15% proposed in the UDP
2. Detrimental effect on the local landscape
3. Schools are already full
4. The land floods regularly
5. Traffic - safety issues, few adequate pavements
6. Lack of facilities.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7525 - 19007</b>		<b>G L Hughes</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Mancot</i>	<i>Site: Ash Lane</i>	<i>Mod Ref: MOD11/63</i>

Objects because:

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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1. Mancot has already grown by 3.5% since 2000 and with additional building it would grow by over 21% which is well over the growth rate of 8-15% proposed in the UDP  
 2. Detrimental effect on the local landscape  
 3. Schools are already full  
 4. The land floods regularly  
 5. Traffic - safety issues, few adequate pavements  
 6. Lack of facilities.

refer to the main report.

<b>7526 - 19008</b>	<b>Mr</b>	<b>M E Davey</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/63

Objects because:

1. Facilities - only enough to support current population. Schools, medical and dental facilities are full, not enough recreational facilities e.g. play areas, libraries, shops etc, sewerage and drainage problems  
 2. Highways - width of roads and pavements, increased traffic leading to safety problems and air pollution  
 3. Loss of countryside, wildlife, trees, hedgerows and habitats  
 4. Loss of semi-rural area  
 5. Flooding  
 6. Loss of green barrier  
 7. Proposal is not in accordance with UDP growth guidelines of 8-15%, but would lead to an 18% increase on top of the 3% already seen since 2000.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7527 - 19009</b>	<b>Mr</b>	<b>Sidney W G Boulton</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/63

The land is blighted by previous mining activities; The drainage system is operating at full capacity; The land is prone to flooding and causes raw sewage to run down the road; and The development of the land would leave children with nowhere to play.

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
<b>7528 - 19010</b>	<b>The Rev. Martyn Rogers</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>
The distinction between Upperdale and Mancot should be preserved. The allocation goes against Government policy of being increasingly sensitive to the risk of flooding. Given the scale of development in recent years another large development would inevitably mean higher flood risk for Mancot, Pentre and Sandycroft.	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7529 - 19011</b>	<b>Pamela Hughes</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>
1. Mancot has already grown by 3.5% since 2000 and with additional building it would grow by over 21% which is will over the growth rate of 8-15% proposed in the UDP; 2. Detrimental effect on the local landscape; 3. Schools are already full; 4. The land floods regularly; 5. Traffic safety issues - few adequate pavements; 6. Lack of facilities; 7. Mancot and Hawarden would merge taking away the individuality of the villages; and 8. Devastating effect on local wildlife.	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7530 - 19012</b>	<b>Robbie Bull</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>
Objects to allocation at Ash Lane Mancot for the following reasons: i) loss of green barrier ii) impact of extra traffic on small villages iii) impact of extra children on a small school iv) amount of new houses built previously in St David's Park v) whole area will become one large development vi) existing drainage problems.	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
<b>7531 - 19013</b>	<b>Mrs</b>	<b>E Davies</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>
Objects to the allocation of land at Ash Lane Mancot for the following reasons: i) land liable to flooding; ii) not enough facilities to support more housing; iii) increase in traffic on already narrow roads school places will be stretched to over capacity; iv) loss of open countryside, wildlife and mature trees; v) would join Mancot and Hawarden; and vi) would bring housing over capacity to the area.	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7532 - 19015</b>	<b>Chris Stretch</b>	<b>Chris Stretch</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>
The availability of school places has decreased since St David's was built; There will be a big increase in traffic through a very small quiet village; There aren't sufficient facilities to support expansion; and The countryside feel to the village would be ruined and the view of open fields would be greatly reduced.	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7533 - 19016</b>	<b>Ron Lammond</b>	<b>Ron Lammond</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>
i) The land is often waterlogged; ii) It has in the past been used to extract coal; and iii) Development would lead to the loss of the village playing field and bowling green.	Reinstate green belt (barrier).	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7535 - 19018</b>	<b>Miss</b>	<b>Elaine Smith</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>



# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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<p>i) The loss of the bowling green and football field;                      ii) The loss of the green barrier would lead to encroachment between Mancot and Upperdale Hawarden;                      iii) The position of the library would be in danger; and                      iv) The development of the land would lead to the destruction of the social well being of the village.</p>	<p>None specified.</p>	<p>For the Councils response please refer to the main report.</p>	<p>For the Councils response please refer to the main report.</p>
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7536 - 19019	Mrs	J Cole		11 Housing
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane		<i>Mod Ref:</i> MOD11/63

<p>Objects to proposed housing development at Mancot on Ash Lane on the following grounds:                      i) Loss of designated open undeveloped green fields as green belt / green barrier will erode village identity;                      ii) Development here will contribute to additional urban sprawl which will detrimentally affect this settlements identity, already urban sprawl has destroyed the character of individual settlements such as Mancot; little Mancot; Big Mancot; Upperdale; Penarlag; Hawarden; Pentre; Aston; Queensferry and Ewloe.                      iii) The development of this open land for housing would result in overcrowding and generate anti-social and law enforcement problems;                      iv) The development would lead to the loss of valuable agricultural land;                      v) The development would damage the environment and its ability to sustain itself. Specifically there would be adverse impact on onsite bat colonies;                      vi) Loss of Public Right of Way;                      vii) The development is contrary to the aims of environmental protection and reducing carbon footprint;                      viii) Loss of undeveloped land will reduce natural land drainage and water storage and increase drainage problems resulting in increased floodrisk, there is already a localised flooding problem on the land adjacent Ash Lane which affects the proposed development site and adjoining garden areas;                      ix) Risk of loss/damage to onsite trees;                      x) Development will accelerate the collapse of already over stretched services and facilities;                      xi) Further traffic volumes cannot be accommodated particularly on Mancot Lane, Ash Lane, Hawarden Way and Cross Tree Lane;</p>	<p>Delete the Housing Allocation at Ash Lane, Mancot</p>	<p>For the Councils response please refer to the main report.</p>	<p>For the Councils response please refer to the main report.</p>
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# Representations and Responses

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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xii) The scale of growth proposed (18%) in addition to the 3.5% since 2000 is in excess of the UDP growth band for this Category B settlement and is unacceptable.

<b>7538 - 19021</b>	<b>Mr</b>	<b>Martin Barwise</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63

Objects to the allocation of Ash Lane in Mancot for housing on the following grounds:  
 i) The land is green belt (barrier) separating Mancot and Hawarden;  
 ii) The school and doctor's surgery is at full capacity;  
 iii) The traffic in the area is very busy and dangerous - there is a lack of adequate pavement;  
 iv) The land is unsuitable due to subsidence and flooding;  
 v) Mancot's growth will increase more than is necessary, advisable or sustainable;  
 vi) The area contains wildlife; and  
 vii) The allocation will result in urban sprawl and reduce the quality of life.

Delete the housing allocation at Ash Lane, Mancot

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7540 - 19023</b>	<b>Mr</b>	<b>Anthony W Mitchell</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63

i) The removal of the land from the green barrier - the current position does not safeguard the countryside from encroachment or the Council's position in Topic Paper 3 (para 4.1);  
 ii) The development of the land would mean the coalescence of Mancot and Hawarden and would increase the settlements by over 100%;  
 iii) The growth would exceed the 8-15% growth for Mancot;  
 iv) There is inadequate social infrastructure to support any additional population;  
 v) The land floods easily;  
 vi) The land has been subjected to mining in the past;  
 vii) Any further development would overwhelm the drainage system which is just about coping presently;  
 viii) The increase in traffic would be unsustainable;  
 ix) The roads are too narrow and the pavements are

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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inadequate;  
 x) The loss of open countryside would result in the diminution of wildlife; and  
 xi) There would be a considerable loss of the rural aspect to the area with the allocation turning a semi rural environment into an urban sprawl.

<b>7541 - 19026</b>	<b>Mr</b>	<b>R A Freeman</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Mancot</i>	<i>Site: Ash Lane</i>	<i>Mod Ref: MOD11/63</i>

i) Roads are not fit for increase in traffic; ii) The risk of flooding; and iii) The effect upon facilities.	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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<b>7543 - 19028</b>	<b>Kathleen Lammond</b>	<b>11 Housing</b>	
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Mancot</i>	<i>Site: Ash Lane</i>	<i>Mod Ref: MOD11/63</i>

Objects to the allocation of land at Ash Lane Mancot for the following reasons: i) land unsuitable for development due to its many faults ii) lack of facilities to cater for a larger population iii) drains, roads and schools would not be able to cope.	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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<b>7544 - 19029</b>	<b>Mrs</b>	<b>Susan Dovey</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Mancot</i>	<i>Site: Ash Lane</i>	<i>Mod Ref: MOD11/63</i>

i) Not enough places at Hawarden High School; and ii) The loss of playing fields.	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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<b>7545 - 19030</b>	<b>Mr</b>	<b>Craig Dovey</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Mancot</i>	<i>Site: Ash Lane</i>	<i>Mod Ref: MOD11/63</i>

i) Narrowness of Cottage Lane and Colliery Lane for traffic movement; ii) Loss of green barrier;	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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# Representations and Responses

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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iii) Lack of school places;  
 iv) Land liable to flooding; and  
 v) Congestion at A494 roundabout.

<b>7546 - 19031</b>	<b>Christi Bendle</b>		<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

<p>i) The land in its current form adds to the overall feel and environment of the area;</p> <p>ii) The land floods;</p> <p>iii) Mancot and Hawarden should remain separate to prevent urban sprawl and the loss of open space;</p> <p>iv) The land is a haven for wildlife;</p> <p>v) The land contains mature hedgerows and trees;</p> <p>vi) The schools are at capacity;</p> <p>vii) The roads are narrow, lack footpaths and an increase in traffic would make the roads difficult and dangerous; and</p> <p>viii) There is no need for more housing because there are a large number of empty homes in the area (e.g. Aston).</p>	The land should remain as it is.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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<b>7547 - 19032</b>	<b>Mr Peter Taylor</b>		<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

<p>Objects to the allocation at Ash Lane Mancot for the following reasons:</p> <p>i) Mancot has retained its village character despite significant housing development over the last 30 years but the proposed development would threaten this delicate balance by joining two distinct and separate entities into one urban sprawl</p> <p>ii) existing infrastructure of Mancot is seriously overloaded by the housing density it currently supports eg problems with sewage system at times of heavy rain.</p> <p>iii) volume of traffic already using Ash Lane and the roads within the village at peak times and at weekends. Two serious accidents on Ash Lane resulted in installation of automatic speed signs and speed checks.</p> <p>iv) site and its surroundings provide a habitat to several species of birds including the Lesser Spotted</p>	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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# Representations and Responses

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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Woodpecker, a family of brown hares and a colony of bats, the preservation of which is either considered in the UK Biodiversity Action Plan or environmental legislation.

v) the site forms part of the St Deniol's Ash Farm dating back to the 16th century and has evidence of farming and industrial activity. Evidence of open field or strip farming on the land to the east of Ash Lane and any development proposals on the site should heed the advice in Planning and Policy Guide 16 (PPG16) and give due consideration to the archaeological significance of the area.

<b>7548 - 19033</b>	<b>Mrs</b>	<b>H Wright</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63

Objects because:

1. Mancot can't accommodate this amount of houses - already been houses built and other sites are proposed which would use the same facilities.
2. Local schools are full
3. Flooding - the land is already prone to flooding and couldn't withstand more houses
4. The village atmosphere would be lost
5. There would be no gap left between Mancot and Hawarden
6. Lack of playing fields
7. Roads would become dangerous and Hawarden Way is already congested.

Not specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7549 - 19036</b>		<b>R I Baines</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63

- i) The loss of green fields;
- ii) The loss of the green barrier which prevents continuous housing;
- iii) An increase in traffic would be dangerous to pedestrians because there are no pavements in Ash Lane;
- iv) Concern regarding the possible over subscription of schools, doctors, playing fields and other essential facilities;
- v) The effect of the allocation upon any wildlife, trees

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# FLINTSHIRE UNITARY DEVELOPMENT PLAN - PROPOSED MODIFICATIONS

## Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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and tranquility; and  
vi) The replacement of trees with concrete would encourage water to collect and result in flooding.

<b>7551 - 19038</b>	<b>Mr Andrew Wilcock</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para: Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>

Objects to the allocation of land at Ash Lane Mancot for the following reasons:

- i) removal of green barrier will bring the coalescence of Mancot and Hawarden and remove the division between the two urban districts
- ii) the land is seeing increased major flooding and is blighted by early mining activities
- iii) substantial reduction in natural drainage leading to increased levels of surface water being discharged to Mancot
- iv) both Hawarden and Mancot could not support an increase in population by inadequate school places and doctors surgeries
- v) substantial increase in traffic, coupled with inadequate footpaths and narrow highways would result in risk of accidents
- vi) gridlock occurs at key times - Cross Tree Lane and Ash Lane regularly blocked due to school traffic
- vii) access by emergency services would be seriously hampered at peak traffic times and emergency services in the area are already overstretched in the area
- viii) the percentage growth for Mancot would be in excess of 23% (in reality more like 28%) which is not in accordance with the UDP growth policy of 8-15% for Mancot.
- ix) The Hawarden area is regarded as a sought after location to live and premium house prices reflect this. The building of affordable houses will seriously depreciate the value of properties on Park Avenue.
- x) the removal of open countryside, destruction of mature trees and hedgerows will harm already endangered wildlife species.

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>7552 - 19039</b>	<b>Mr &amp; Mrs</b>	<b>J P Haslam</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>	<i>Mod Ref:</i> MOD11/63
<p>i) Not enough amenities (e.g. schools, roads, etc) to support the current population;                      ii) Taking away the playing fields would result in children hanging around the streets;                      iii) Green field sites, hedgerows, trees and wildlife make the village atmosphere; and                      iv) A further growth of 18% in addition to the 3.5% is not in accordance with the UDP growth policy.</p>		The last thing Mancot needs is further development.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7553 - 19040</b>		<b>J Rollings</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>	<i>Mod Ref:</i> MOD11/63
<p>i) The land is liable to flooding leading to potential sewerage problems;                      ii) Mancot is a small village with not enough facilities to support a population increase; and                      iii) the allocation would lead to the loss of green fields and oak trees.</p>		None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7554 - 19041</b>	<b>Mrs</b>	<b>Marjorie Millington</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>	<i>Mod Ref:</i> MOD11/63
<p>Objects to the allocation at Ash Lane Mancot for the following reasons:                      i) Mancot does not have sufficient facilities to support a growth in population                      ii) loss of green belt land and wildlife habitat                      iii) Mancot would no longer be classed as a village                      iv) local schools would be unable to take any further children                      v) loss of area to children to play / socialise - potentially leading to increased anti-social behaviour                      vi) loss of re-built village hall and bowling green.</p>		not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
<b>7555 - 19042</b>	<b>Mrs Beryl Hughes</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>
Objects to the allocation at Ash Lane Mancot for the following reasons: i) Mancot does not have sufficient facilities to support a growth in population ii) loss of green belt land and wildlife habitat iii) Mancot would no longer be classed as a village iv) local schools would be unable to take any further children v) loss of area to children to play / socialise - potentially leading to increased anti-social behaviour vi) loss of re-built village hall and bowling green.	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7556 - 19043</b>	<b>Mrs Eirlys Williams</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>
Objects to the allocation at Ash Lane Mancot for the following reasons: i) increase in traffic noise and pollution and narrow roads, some without pavements ii) increased risk of subsidence given old mine workings and area prone to risk of flooding iii) loss of local amenities - village hall, bowling green, playing fields, library and football pitch iv) the local schools are already full and would not be able to cope with increased population v) loss of childrens play area, leading to anti-social behaviour.	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7557 - 19044</b>	<b>P A Randerson</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>
Objects because: 1. Hawarden is an historic town of character and the proposed development would result in the coalescence of 2 communities with different distinct characters and population. 2. The land is attractive and contains mature trees		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.



# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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and hedgerows and provides habitat for a number of species  
 3. The field regularly floods  
 4. The level of growth is not in accordance with the UDP growth category policy.

<b>7558 - 19045</b>	<b>Mr</b>	<b>John B Millington</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63

Objects to the allocation at Ash Lane Mancot for the following reasons:  
 i) any further large building projects would take the growth of the village above the maximum allowed in the UDP  
 ii) the landscape of the village would be adversely impacted  
 iii) Mancot and Hawarden would become one large conurbation and Mancot would lose its identity  
 iv) loss of general car parking in village - Ash Lane already experiences significant problems arising from on-street parking.  
 v) increased congestion in the village as the road infrastructure barely copes with current traffic levels  
 vi) increased pollution from vehicles.

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7559 - 19046</b>		<b>C J Randerson</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63

Objects because:  
 1. loss of green barrier - loss of the green barrier in this location is in conflict with the aims of GEN5 and would result in the coalescence of two settlements of different character  
 2. loss of wildlife and mature trees  
 3. the fields regularly flood  
 4. The proposal is contrary to GEN2  
 5. the proposal is contrary to the UDP settlement growth policy for Mancot.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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<b>7560 - 19048</b>	<b>Mr</b>	<b>Ian Jenkinson</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/63

<p>Objects due to:</p> <ol style="list-style-type: none"> <li>1. water &amp; sewerage - during rainfall the site is waterlogged and has a high water table. Development will increase flooding issues. There have been problems with sewage overflow over a number of years</li> <li>2. wildlife - the site is a haven for a wide range of wildlife</li> <li>3. schools, GP surgeries and other facilities - local schools are already oversubscribed. Mancot has few facilities to support a large population increase - there is no GP surgery and few shops, and the GP surgery in Hawarden is full</li> <li>4. Village - development of the site would eradicate Mancot as a village, with no delineation between Mancot and Hawarden.</li> <li>5. the site is one of the few green spaces left in the area</li> <li>6. the growth would be well beyond the target growth for Mancot</li> <li>7. Deeside and Flintshire as a whole has a vast supply of brownfield sites which should be used instead of green barrier land.</li> </ol>	<p>For the Councils response please refer to the main report.</p>	<p>For the Councils response please refer to the main report.</p>
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<b>7562 - 19051</b>	<b>Mrs</b>	<b>Louise Jenkinson</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/63

<p>Objects due to:</p> <ol style="list-style-type: none"> <li>1. water &amp; sewerage - during rainfall the site is waterlogged and has a high water table. Development will increase flooding issues. There have been problems with sewage overflow over a number of years</li> <li>2. wildlife - the site is a haven for a wide range of wildlife</li> <li>3. schools, GP surgeries and other facilities - local schools are already oversubscribed. Mancot has few facilities to support a large population increase - there is no GP surgery and few shops, and the GP</li> </ol>	<p>For the Councils response please refer to the main report.</p>	<p>For the Councils response please refer to the main report.</p>
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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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surgery in Hawarden is full  
 4. Village - development of the site would eradicate Mancot as a village, with no delineation between Mancot and Hawarden.  
 5. the site is one of the few green spaces left in the area  
 6. the growth would be well beyond the target growth for Mancot  
 7. Deeside and Flintshire as a whole has a vast supply of brownfield sites which should be used instead of green barrier land.

<b>7566 - 19058</b>	<b>Mr</b>	<b>William Cole</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

i) Removal of green belt (barrier);  
 ii) Development of land will destroy community and village identities resulting in anonymous areas;  
 iii) The accelerated collapse of services, schools, medical facilities, law enforcement and other public services;  
 iv) The increase in traffic cannot be absorbed because the area is presently chaotic and must not be worsened;  
 v) The proposal will cause environmental damage and climate change;  
 vi) The proposal is contrary to UDP category growth targets;  
 vii) The development of the site will lead to the loss of prime agricultural land, wildlife, TPO trees, footpaths, a public library, play area and an area of natural drainage.

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7569 - 19061</b>	<b>Mr</b>	<b>S C Robins</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

i) Housing increase will lead to further traffic which will result in air pollution and cars parking on footpaths;  
 ii) The school will become overstretched;  
 iii) Mancot has lost numerous facilities in the last 40 years;  
 iv) Mancot is prone to flooding; and

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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v) The proposal will result in the loss of trees, hedgerows and the countryside.

<b>7572 - 19064</b>	<b>R C Jones</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63

i) Development of the site would result in sporadic development and the joining up Mancot and Hawarden;  
 ii) The site is land locked with access achieved by demolishing properties;  
 iii) The roads have become congested; and  
 iv) Storm and foul drainage systems are not adequate for the current housing stock therefore flooding takes place on Chester Road.

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7574 - 19067</b>	<b>Mr S P Oakley</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63

i) Loss of open countryside, wildlife, trees and hedgerows;  
 ii) Increase in traffic and associated air pollution and highway safety issues;  
 iii) Loss of attractive and tranquil area of semi rural land;  
 iv) Mancot and surrounding villages have very few facilities to support additional population; and  
 v) The land floods frequently.

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7575 - 19068</b>	<b>Mrs Jean Hughes</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63

Objects to allocation at Ash Lane Mancot for the following reasons:  
 i) loss of play area and playing field will put children at risk playing on roads  
 ii) questions if bowling green will go as on match days it attracts up to 60-80 cars and causes severe traffic problems on Ash Lane  
 iii) the site is already waterlogged and increased run

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
off from new development will affect an already overloaded drainage system iv) local people cannot get children into local school of choice.			
<b>7576 - 19070</b>	<b>Mrs Carol Ley</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63
Objects to the allocation at Ash Lane Mancot for the following reasons: i) extra population would cause an unwelcome strain on local amenities ii) increase in traffic, danger and pollution iii) additional housing would cause house prices to fall in Mancot iv) the area is liable to flooding v) the loss of a rural area would have a damaging affect on local wildlife.	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7577 - 19071</b>	<b>Miss Sarah Ley</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63
Objects to the allocation at Ash Lane Mancot for the following reasons: i) the access through Mancot is already very limited and extra housing would cause extra congestion ii) schooling and emergency services would be stretched further iii) losing a large area of countryside is devaluing Mancots rural image and would be damaging to wildlife.	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7579 - 19073</b>	<b>Mr B L Hughes</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63
Objects to the Ash Lane Mancot allocation for the following reasons: i) Mancot is steadily meeting the proposed rate of expansion ii) the land is wet and boggy and the football pitch	Seeks retention of green barrier.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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had money spent on a drainage scheme  
 iii) the area has few facilities for expansion  
 iv) loss of playing field and children's play area  
 v) loss of village hall to make way for vehicular access.

<b>7581 - 19079</b>	<b>Howard Molynex</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> HSG1 New Housing Development Proposals  <i>Site:</i> Ash Lane	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/63

Objects to the allocation at Ash Lane Mancot for the following reasons:  
 i) local schools and doctors would be unable to cope with the increased capacity  
 ii) the fields hold water for a long period of time and is of concern to people living at a lower level  
 iii) effect on wildlife and the countryside in the area and the need to keep gardens free of development in thinking about climate change  
 iv) Mancot is not suitable for extra traffic which would bring additional danger of accidents and pollution.

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7582 - 19080</b>	<b>D Brown</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> HSG1 New Housing Development Proposals  <i>Site:</i> Ash Lane	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/63

Objects to housing allocation at Ash Lane Mancot for the following reasons:  
 i) local medical facilities unable to cope with current demand  
 ii) local schools unable to cope with increased number of pupils  
 iii) loss of playground behind the library, forcing children to play elsewhere which is more more dangerous  
 iv) roads in Mancot not suitable for increased traffic due to on street parking  
 v) loss of one of the few areas in Mancot that remain green and attractive to wildlife to the detriment of environment and landscape.

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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<b>7587 - 19086</b>	<b>Mr</b>	<b>David Wright</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63

<p>i) School, medical and other facilities are already under massive pressure and a population increase would make the situation completely unworkable;</p> <p>ii) The proposal does not comply with Mancot's categorisation or the Plan's growth policy;</p> <p>iii) The local infrastructure (roads, drainage, etc) are unable to cope with the proposed intensification;</p> <p>iv) The land is liable to flooding;</p> <p>v) Mine shafts would have implications for properties;</p> <p>vi) The proposal would lead to merging of distinct village communities and loss of identity and community spirit; and</p> <p>vii) The loss of green barrier land is not justified given the availability of brownfield land.</p>	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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<b>7588 - 19089</b>		<b>J Jones</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63

<p>Objects because:</p> <ol style="list-style-type: none"> <li>The land has been greenbelt land for many years and it is a rural area, not an urban one. The land should be farmed.</li> <li>The development would mean that Mancot would increase in size by nearly one fifth in one development.</li> <li>Mancot and Hawarden are separate communities and for many years the LA has resisted development in order to maintain them as separate. The development would fracture this distinction and alter the character of the community.</li> <li>There has been mining activity in and around the land in the past</li> <li>Flooding already occurs and extra development would increase this.</li> <li>The growth rate is above that suggested in the UDP for a settlement B category</li> <li>Lack of sufficient infrastructure and amenities</li> <li>Environmental issues - loss of open countryside, wildlife, mature trees and hedgerows</li> </ol>		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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# Representations and Responses

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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9. There are brownfield sites that could be developed elsewhere.

<b>7589 - 19090</b>	<b>Lewis Birkett</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63

Objects because:

1. loss of local amenities - i.e. village hall, bowling green, playing fields, library, football pitch
2. local schools are already full
3. loss of children's play area, leading to children having nowhere to go but to hang around and increase antisocial behaviour.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7590 - 19091</b>	<b>Pauline Birkett</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63

- i) The land is an old coal mine working, floods and has potential for subsidence. Nearby properties have been underpinned at cost to the local Coal Board;
- ii) The loss of amenities e.g. village hall, bowling green, playing fields, library and football pitch;
- iii) The local schools are full and cannot accommodate an increase;
- iv) The loss of a children's play area will lead to them being unable to exercise, boredom and anti-social behaviour;
- v) Large scale house building would not be in accordance with the UDP category growth.

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7591 - 19092</b>	<b>John Birkett</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63

- i) The land is an old coal mine working, floods and has potential for subsidence. Nearby properties have been underpinned at cost to the local Coal Board;
- ii) The loss of amenities e.g. village hall, bowling green, playing fields, library and football pitch;
- iii) The local schools are full and cannot accommodate an increase;

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.



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iv) The loss of a children's play area will lead to them being unable to exercise, boredom and anti-social behaviour;  
 v) Large scale house building would not be in accordance with the UDP category growth.

<b>7592 - 19094</b>	<b>Mrs Barbara J Jones</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/63

Objects because:  
 1. Removal of the green barrier  
 2. additional growth in an already built up area would add to the problems already experienced by residents in the area i.e. flooding and drainage  
 3. additional road traffic - current volume of traffic is already unacceptable. The development would add to the pollution, noise levels, road safety, traffic and parking problems.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7593 - 19095</b>	<b>Helen Wright</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/63

Objects because:  
 1. additional demand on local schools and healthcare - lack of capacity  
 2. flooding - the development will exacerbate the problem  
 3. loss of semi-rural nature of the area  
 4. loss of distinction between Hawarden and Mancot - loss of identity and sense of community  
 5. loss of green barrier.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7596 - 19107</b>	<b>Emma Barwise</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/63

Objects to the allocation of land at Ash Lane, Mancot for housing development on the following grounds:  
 i) The land was used for mining;  
 ii) There are no amenities or services i.e. local

Delete the housing allocation at Ash Lane, Mancot

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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schools and surgery;  
 iii) Accessibility and traffic;  
 iv) Noise pollution from building works;  
 v) Sewage and drainage systems will become a problem with additional people;  
 vi) The social impact of people living close together;  
 vii) There will be no privacy; and  
 ix) The development will change the area and the traffic, noise and pollution will destroy the countryside.

<b>7598 - 19114</b>	<b>Mrs</b>	<b>Janette M Connolly</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Mancot</i>	<i>Site: Ash Lane</i>	<i>Mod Ref: MOD11/63</i>

i) The area is one of outstanding natural beauty and should never be destroyed to build houses upon;  
 ii) The fields contain many specimens of mature trees, hedgerows and wildflower meadows which sustain an abundance of wildlife;  
 iii) Development would lead to the erosion of a natural boundary between Hawarden and Mancot;  
 iv) The loss of a semi-rural setting and the erosion of character;  
 v) There are not enough facilities to sustain more houses;  
 vi) The existing pavements and roads are inadequate for an increased volume in traffic which will result in increased road noise, pollution and foot traffic; and  
 vii) The area is prone to flooding and the drainage and sewage systems will not be able to cope with the increased demands.

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7599 - 19115</b>	<b>Mr</b>	<b>Stephen A Connolly</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Mancot</i>	<i>Site: Ash Lane</i>	<i>Mod Ref: MOD11/63</i>

i) The semi-rural situation will be destroyed by increased pedestrian and road traffic, pollution and road noise;  
 ii) The rural character of the community will be lost because Mancot and Hawarden will merge;  
 iii) Mancot is a Category B settlement and the proposed modification will result in 18% growth

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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which will exceed the UDP's target growth level.  
 iv) Mancot cannot sustain such a rapid growth because the water, sewage and drainage facilities struggle to cope; and  
 v) There are inadequate roads, pavements, schools, doctors, dentists and shops to facilitate an increase in population of this scale.

<b>7600 - 19116</b>	<b>Bethany Jones</b>		<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

i) The view of the countryside from objector's house on Ash Lane would be spoiled; ii) The area's rural character with wildlife and farm animals would be lost; iii) High schools may become over-subscribed.	Delete the allocation.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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<b>7601 - 19118</b>	<b>Miss Eleanor Connolly</b>		<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

i) The wildlife, meadows and farmland are an important part of the character of Upperdale in Hawarden and development would destroy the special character of the area; ii) There are not enough schools, shops, roads, pavements and essential services for the sharp increase in population that will result; and iii) There are inadequate facilities or meeting places for young people.	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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<b>7609 - 19129</b>	<b>Mr Ian Henderson</b>		<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

objects because: 1. further removal of open countryside, hedgerows and wildlife from an already overcrowded village 2. acute lack of facilities for existing residents - need a doctor's surgery and pharmacy 3. increasingly dangerous flow of speeding traffic through the village		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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4. increased population has led to youths hanging around the streets as they are bored and the introduction of drug dealers  
 5. need increased police presence.

<b>7610 - 19130</b>	<b>Mr Gareth Jones</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para: Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>

<p>i) The proposed increase to 18% is an unacceptable contradiction to the growth policy for Category B settlements;</p> <p>ii) The growth will increase traffic levels and safety risks because many of the roads do not have adequate footpaths or cycleways;</p> <p>iii) The loss of open countryside, hedgerows and mature trees will displace wildlife and remove the precious balance between the built up and green areas;</p> <p>iv) The existing foul and surface water drainage infrastructure is at its limit and frequently overloads;</p> <p>v) The land is often flooded and its development would increase run-off and drainage into an overloaded system;</p> <p>vi) Existing schools are at capacity levels; and</p> <p>vii) Traffic levels at peak times will increase and traffic in Cross Tree Lane, Hawarden at the end of the school day is "out of control".</p>	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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<b>7613 - 19135</b>	<b>Mr Matthew Jones</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para: Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>

<p>i) Mancot has few facilities to support additional housing;</p> <p>ii) There are not enough school places to support additional housing;</p> <p>iii) Increase in traffic causing danger to residents and environmental issues;</p> <p>iv) Loss of countryside and adverse impact on wildlife;</p> <p>v) There are not enough jobs locally to support such an increase in population; and</p> <p>vi) The extra population will place an extra strain on emergency services.</p>	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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<b>7614 - 19136</b>	<b>Mr</b>	<b>G Williams</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63

The site is an area of natural beauty containing many indigenous species. It is prone to flooding. Removal of the site from the green barrier and inclusion within the settlement is contrary to the Plan's aims. Hawarden is a historic town with many historic buildings. The listed St Deiniol's Ash Farm borders the site. The development would result in the distinct communities of Hawarden and Mancot merging. The resulting growth rate for the settlement would not accord with the indicative band.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7615 - 19137</b>	<b>Mrs</b>	<b>A J Williams</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63

1. The site is prone to flooding. This may be related to the presence of mine shafts.
2. The site is good farmland.
3. The site is naturally beautiful and contains indigenous flora and fauna.
4. Growth in the settlement is not in accordance with the indicative growth band.
5. Increased traffic and pollution will result from development, resulting in increased greenhouse gas emissions and highway safety dangers.
6. Local facilities are inadequate and there are insufficient school places.
7. The site separates Mancot and Hawarden and protects their unique characters.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7616 - 19138</b>		<b>Rhys Jones</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63

Local wildlife and countryside would be lost. There is no need for more people in the area, who would need school places. There would be more cars on the road, making it dangerous.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>7618 - 19146</b>		<b>Patricia Williams</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>	<i>Mod Ref:</i> MOD11/63
<p>i) The loss of recreational space will leave no dedicated space in the village;                      ii) An increase in population would multiply the existing traffic and flooding problems; and                      iii) The schools are unable to sustain an increase in users and will become inadequate.</p>		None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7619 - 19147</b>		<b>D J Friend</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>	<i>Mod Ref:</i> MOD11/63
<p>i) The rate of growth proposed is not reasonable and not in accordance with the UDP category growth policy;                      ii) Mancot and surrounding villages have few facilities to support growth;                      iii) Land and sewers are liable to flooding;                      iv) An increase in traffic, air pollution and increased highway safety dangers;                      v) Narrowness of local highways and lack of pavements;                      vi) There are no school places therefore local schools will be stretched to over capacity;                      vii) Loss of an attractive semi-rural area;                      viii) Loss of an intrinsic part of the open countryside made up of wildlife, trees and hedgerows;                      ix) Will have an adverse impact upon the landscape setting of the locality;                      x) The housing allocation will bring about coalescence.</p>		None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7620 - 19148</b>		<b>Phil Bond</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>	<i>Mod Ref:</i> MOD11/63
<p>i) mature trees, extensive hedgerows and the wildlife they support will be lost;                      ii) the tranquil rural character of the area will be lost and replaced with an urban conurbation;</p>		Develop brownfield sites in the area instead.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.

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iii) the site is prone to flooding and development will exacerbate this - drainage is already overloaded;  
 iv) additional sewerage will overload the sewerage systems  
 v) increased traffic will have adverse effects on air pollution and road safety;  
 vi) existing facilities and amenities are inadequate;  
 vii) the resulting growth in Mancot would exceed the indicative growth band.

<b>7621 - 19149</b>	<b>Mrs</b>	<b>M Wainwright</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>

The site has been green belt (barrier) for many generations. The land is rural, not urban, and is for farmers to make a living. Mancot will grow by nearly a fifth if the site is developed, and the division between Mancot and Hawarden will be fractured and the character of the community altered. The area has been mined in the past and is also prone to flooding. This level of growth cannot be supported by local amenities and infrastructure, such as roads, surface water drainage, sewerage, local schools. The local playing fields and the library are well used. Loss of open countryside, wildlife, mature trees and hedgerows would devastate the area. There are brownfield sites that could be developed elsewhere.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7622 - 19154</b>	<b>Mrs</b>	<b>F L Cropper</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Mancot</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ash Lane</i>	<i>Category: Objecting to a proposed site in the Plan</i> <i>Mod Ref: MOD11/63</i>

i) Loss of the final open space between Mancot and Hawarden and merging of the two villages;  
 ii) The proposed development is very large in relation to the existing village and exceeds the indicative growth band;  
 iii) local services and utilities and the local environment would not cope with the extra population;  
 iv) the working farm presently occupying the site

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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may become unviable;  
 v) the site supports wildlife such as hares, buzzards and herons. Development will result in loss of habitat, including mature trees and hedgerows;  
 vi) Further development will exacerbate existing problems with congestion and pedestrian safety;  
 vii) There are few existing facilities to support an increased population;  
 viii) local schools are already over subscribed and will not cope with increased pupil numbers;  
 ix) increased traffic will add to existing air pollution.

<b>7623 - 19157</b>	<b>Mr</b>	<b>Anthony Turton</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Mancot</i>	<i>Site: Ash Lane</i>	<i>Mod Ref: MOD11/63</i>

i) Hawarden High School cannot cope with current pupil intake;  
 ii) Lower Mancot and Pentre flood most winters and further homes could increase surface and sewage flow to these areas;  
 iii) Mancot couldn't cope with the extra traffic; and  
 iv) There is already great strain on doctors and dentists.

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7626 - 19160</b>		<b>Kathryn Smith</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Mancot</i>	<i>Site: Ash Lane</i>	<i>Mod Ref: MOD11/63</i>

i) The land separates the the settlements of Upperdale, Hawarden and Mancot and without the green barrier these settlements will merge.  
 ii) Ancient trees, mature hedges and wildlife will be lost;  
 iii) The land is prone to flooding and subsidance;  
 iv) The character of Mancot would be significantly adversely affected;  
 v) The existing facilities are well placed but if development went ahead on the land the facilities would needed to be upgraded to cope with the increased population;  
 vi) The allocation would result in 18% growth whereas Mancot has an indicative growth band of 8-15%; and  
 vii) The roads cannot sustain an increase in traffic

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.



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and highway safety would be an issue.

<b>7633 - 19169</b>	<b>Miss</b>	<b>Amy Connolly</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/63

The area is semi-rural and contains wildlife, oak trees and mature hedgerows which must be preserved. If the proposal was to go ahead the farmland would be destroyed.

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7634 - 19171</b>		<b>Karen Edwards</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/63

i) The loss of green barrier will affect the quality of life for the residents;  
 ii) The development of this former open cast mine is a step backwards as the land is now the habitat of all manner of flora and fauna;  
 iii) There would be an enormous impact upon the schools, hospitals, utilities and cause congestion on the lanes; and  
 iv) The identities and centres of Hawarden, Ewloe, Mancot, Sandycroft and Pentre will be lost.

Don't develop a green area.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7635 - 19172</b>	<b>Mrs</b>	<b>Eleri Carden</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/63

i) There has been a great deal of building in the past and if this proposals was developed Mancot would become a Category A settlement;  
 ii) The infrastructure of Mancot is not suitable for a development of this scale;  
 iii) The roads are narrow and few have pavements;  
 iv) There is a problem of flooding from the drainage of surface water;  
 v) The loss of playing fields will deprive villagers;  
 vi) The local schools are full;  
 vii) There has been a decline in different bird species and further development would effect their natural habitat; and

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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viii) There are brownfield sites which could be developed therefore this proposal is neither justified or acceptable.

<b>7636 - 19173</b>	<b>Mr</b>	<b>Albert Ketelle</b>	<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

Objects to proposed housing development at Mancot on Ash Lane on the following grounds:

- 1.Loss of open undeveloped aspect and amenity of land at Ash Lane for existing residents.
- 2.Lack of need for new housing given the availability of housing in Mancot and Hawarden
- 3.Development here will contribute to additional urban sprawl which will affect this historic settlements character.
- 4.Land at Ash Lane and in adjoining garden areas suffer from subsidence and drainage issues.
- 5.The traffic generated by the new development will have an adverse impact on existing highways.
- 6.The light pollution generated by the new development will have an adverse impact.

Delete Housing Allocation at Ash Lane, Mancot

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7637 - 19174</b>	<b>Ms</b>	<b>Alexandra Sewell-Davies</b>	<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

Objects to proposed housing development at Mancot on Ash Lane on the following grounds:

- 1.Loss of greenbelt.
- 2.The development will adversely affect the quality of life of existing residents.
- 3.The development will adversely affect the Schools ability to meet existing and new demands generated by the proposal.
- 4.Loss of open undeveloped aspect and amenity of land at Ash Lane for existing residents.
- 5.Development here will affect this historic settlements character.
- 6.The traffic generated by the new development will have an adverse impact on existing highways and the safety of those roads for children.
- 7.The development will place additional pressure on the existing drains infrastructure.

Delete Housing Allocation at Ash Lane, Mancot

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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<b>7641 - 19181</b>	<b>Mr Rhys Lloyd Morgan</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63

Objects because:

1. the area tends to flood during storms and the rain flows down Park Avenue like a river
2. there are drainage problems and if the development occurs the problems will potentially increase.
3. the area will develop into one large area and Mancot and Hawarden will lose their special identity
4. there are plenty of former industrial areas which could be used for housing developments to reduce the pressure on green areas. Green areas are important to society as a whole, not only for today but also for the future.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7643 - 19185</b>	<b>Mrs Mair Pritchard</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63

Objects because:

1. loss of green belt
2. anti-social behaviour - development would increase this
3. noise levels would increase
4. loss of attractive outlook
5. loss of wildlife
6. extra strain on local amenities and services.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7644 - 19186</b>	<b>Mrs C Crilly</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63

Objects to the proposed removal of the green barrier and allocation of housing at the site because:

1. the existing drainage is not adequate now and to add more housing will create a bigger problem
2. the land in Mancot is liable to flooding
3. the schools will not be adequate for the additional pupils and parking facilities at schools are not adequate either

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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4. adverse impact on the landscape setting of the locality  
 5. loss of intrinsic part of the open countryside, wildlife, mature trees and hedgerows.

<b>7645 - 19187</b>	<b>Miss</b>	<b>Georgia Crilly</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63

Objects to the proposed removal of the green barrier and allocation of housing because:  
 1. existing poor drainage and additional housing will only create a bigger problem  
 2. land in Mancot is liable to flooding  
 3. more play areas are needed, not less. More green areas are required not more housing  
 4. loss of an intrinsic part of the open countryside, wildlife, mature trees and hedgerows  
 5. roads in Mancot are full of parked cars on both sides of the roads creating safety hazards  
 6. schools will be overstretched and parking is a big problem  
 7. the protection of green barrier will prevent the coalescence of Hawarden and Mancot.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7646 - 19188</b>	<b>Mr</b>	<b>J D Crilly</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63

Objects to removal of the green barrier and allocation of housing because:  
 1. Mancot and the surrounding villages have few facilities to support the additional population  
 2. the existing drainage is not adequate at present and to add more housing will only create a bigger problem  
 3. the land in Mancot is liable to flooding  
 4. the infrastructure to accommodate the additional housing needs to be increased i.e. more schools, places for young people to go, shopping facilities, play areas.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

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<b>7648 - 19199</b>	<b>Mr</b>	<b>Steven Ley</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63

objects because:

1. the additional housing would result in a loss of countryside and be damaging to the current farmhouse and its land
2. local facilities would be stretched with the introduction of extra housing and population
3. more residents would generate extra traffic and pollution
4. Mancot is currently a quiet private village and additional housing would compromise this.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7649 - 19202</b>	<b>Mr &amp; Mrs</b>	<b>Clemson</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63

Mirror the concerns raised by Mark Tami MP and also object because:

1. Mancot and the surrounding villages do not have the facilities to support the additional population and do not welcome the extra facilities it would take to accommodate such a need. The inclusion of bigger supermarkets, takeaways and other facilities would transform what is now a clean and peaceful rural village into a polluted urban town
2. the development would lead to a big increase in population and at least an extra 500 cars. Existing roads and facilities cannot support this increase and it would cause air pollution.
3. local school facilities could not cope with additional children
4. loss of leisure facilities for young and old leading to children playing on the streets which is dangerous and could lead to anti social behaviour
5. safety implications of houses so close to farm buildings at Ash Lane Farm
6. there are many other brown field sites in the area that can be used instead
7. adverse impact on the landscape setting of the locality
8. loss of distinction between Mancot and Upperdale

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

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9. adverse impact on wildlife.

<b>7658 - 19214</b>	<b>Mrs</b>	<b>L K Oakley</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63

Objects because:

1. Mancot and Hawarden villages have few facilities to support additional population. School places are limited and such a large development will create a shortage.
2. loss of open countryside, wildlife, nature, trees and hedgerows
3. increase in traffic causing air and noise pollution and inc danger
4. loss of attractive transition from housing to countryside which provides a semi-rural feel to the area and creates a distinction between Hawarden and Mancot villages. Loss of the green area will cause the villages to merge and could detrimentally affect house prices.
5. The fields flood frequently and residents further down the hill already suffer from flooding during heavy rainfall.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7659 - 19215</b>	<b>Mr &amp; Mrs</b>	<b>D &amp; H Coupland</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63

Objects because:

1. Traffic - increased flow especially at school times - will extra pedestrian crossings and traffic lights be provided?
2. Noise, air and light pollution - will reduction schemes be implemented?
3. Flooding - from surface run off from roads, house roofs and driveways - will extra drainage/sewer systems be provided?
4. Increased anti social behaviour - will extra police patrols be provided?
5. Increased waste and refuse - will extra waste and refuse staff and vehicles be provided?
6. Reduced availability of doctor and dentist appointments and school places - will extra facilities be provided?

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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7. Loss of rural feel to Hawarden and Mancot caused by removal of trees, hedging and wildlife - will extra trees, hedging and wildlife be provided?

<b>7662 - 19220</b>	<b>Mr</b>	<b>Ivan Finegan</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63

Objects because:

1. the site and scale of the PM would substantially increase the population of Mancot
2. Mancot has little in the way of local services and the development would place additional pressure on local services and the infrastructure of neighbouring areas which would be unable to accommodate this pressure
3. The location of the development would place additional burden on local roads, including Ash Lane and Cross Tree Lane which already suffer from heavy traffic and occasional gridlock
4. the PM removes a green barrier and would materially and detrimentally change the character of the area.

The area should remain as green barrier and not be developed

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7676 - 19252</b>	<b>Mr</b>	<b>G Roberts</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63

Objects to proposed housing development at Mancot on Ash Lane on the following grounds:

- 1.Loss of open undeveloped aspect and amenity of land at Ash Lane for existing residents.
- 2.Development here will contribute to additional urban sprawl which will affect the setting of this settlements character.
- 3.The traffic generated by the new development will have an adverse impact on existing highways and the safety of those roads for children.
- 4.The development will adversely affect the quality of life of existing residents.
- 5.The development will adversely affect the ability of existing services and facilities including education and health facilities to cope with the additional demands generated by the proposal.

Delete the housing allocation at Ash Lane

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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<b>7677 - 19254</b>	<b>Mr</b>	<b>Stephen Hunt</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63

Objects because:

1. the land is an important greenspace and used regularly as a recreation space
2. development would result in increased use of Cross Tree Lane which is already used as a race track. Cross Tree Lane is where infants schools are located and additional pressure on the lane could lead to a serious accident.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7678 - 19255</b>	<b>Mrs</b>	<b>Dianne Hunt</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63

Objects because:

1. the land is an important greenspace and used regularly as a recreation space
2. increased pressure on local schools
3. development would result in increased use of Cross Tree Lane which is already used as a race track. Cross Tree Lane is where infants schools are located and additional pressure on the lane could lead to a serious accident.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7679 - 19256</b>		<b>N Wainwright</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mancot</b>	<i>Site:</i> <b>Ash Lane</b>	<i>Mod Ref:</i> MOD11/63

Objects to proposed housing development at Mancot on Ash Lane on the following grounds:

1. Loss of greenbelt.
2. Impact of loss of farmland to this rural locality.
3. The scale of development proposed is unacceptable in the context of the existing size of Mancot given that this development will increase Mancot in size by a fifth.
4. The traffic generated by the new development will have an adverse impact on existing highways and highway safety. Specifically traffic congestion will be generated backing into Ash Lane, Cross Tree Lane

Delete the Housing Allocation at Ash Lane, Mancot

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.



# Representations and Responses

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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and the narrow lane known as Cottage Lane.  
 5.The development will adversely affect the ability of local services and facilities (eg Schools and Health facilities) to meet existing and new demands generated by the proposal.

<b>7680 - 19257</b>	<b>Mr</b>	<b>Robert Brown</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

Objects because:  
 1. inability of sewers to cope - is already a problem  
 2. the lanes in the area, including Cottage Lane, are inadequate to cope with increased traffic  
 3. shouldn't use green belt land while there are brownfield sites available.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7681 - 19258</b>	<b>Mrs</b>	<b>Pauline Carver</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

Objects to the deletion of the green barrier, amendment to the settlement boundary and allocation of the site for housing because it will result in extra road traffic on local roads especially Ash Lane and Cross Tree Lane.

For the land to remain in the green barrier and not be allocated for housing

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7682 - 19259</b>	<b>Mr &amp; Mrs</b>	<b>M D Platt</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

Objects to proposed housing development at Mancot on Ash Lane on the following grounds:  
 1.The development will adversely affect the Schools' ability to meet existing and new demands given that classrooms are already full to capacity and that local children have to travel outside of the community.  
 2.There is inadequate parking for existing residents and this problem will be exacerbated by the proposed development.  
 3.The development will adversely affect the ability of existing health facilities to meet existing and new demands. There are already lengthy delays to seek

Delete the housing allocation at Ash Lane, Mancot.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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medical advice.

4.The traffic generated by the new development will have an adverse impact on existing highways and highway safety.

<b>7683 - 19262</b>	<b>M T Jones</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63

Objects to proposed housing development at Mancot on Ash Lane on the following grounds:

- 1.Loss of greenbelt.
- 2.Impact of loss of farmland to this rural locality.
- 3.The scale of development proposed is unacceptable in the context of the existing size of Mancot given that this development will increase Mancot in size by a fifth.
- 4.The traffic generated by the new development will have an adverse impact on existing highways and highway safety. Specifically traffic congestion will be generated backing into Ash Lane, Cross Tree Lane and the narrow lane known as Cottage Lane.
- 5.The development will adversely affect the ability of local services and facilities (eg Schools and Health facilities) to meet existing and new demands generated by the proposal.

Delete the Housing Allocation on Ash Lane, Mancot

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7684 - 19265</b>	<b>Mr Roberto Miotti</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Mancot</b>	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Ash Lane	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63

Objects to proposed housing development at Mancot on Ash Lane on the following grounds:

- 1.Loss of open undeveloped aspect and amenity of land at Ash Lane for existing residents.
- 2.The development will adversely affect the quality of life of existing residents and will adversely impact the local community.
- 3.Development here will affect this settlements rural character.
- 4.The traffic generated by the new development will have an adverse impact on existing highways especially at school times (due to a lack of parking).
- 5.The development will place additional pressure on the existing drains infrastructure.

Delete the housing allocation at Ash Lane, Mancot

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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<b>7685 - 19267</b>	<b>Mrs</b>	<b>A Davies</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63

Objects to proposed housing development at Mancot on Ash Lane on the following grounds:  
 1.The increased strain on the local primary schools.  
 2. The traffic along Ash Lane is already busy and this proposal will make it worse.  
 3. The development will put more pressure on existing drains which do not cope well now.  
 4.Loss of green space and playing fields for the children.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7686 - 19268</b>	<b>Mr</b>	<b>Stephen Davies</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63

Objects to proposed housing development at Mancot on Ash Lane on the following grounds:  
 1.This proposal will add afurther 18% to the growth of Mancot which will exceed the target level of growth of 8-15%.  
 2. The village does not have the facilities or suitable roads to support the additional population.  
 3. The local primary school and Higher level school will not be able to scope with the increase in population.  
 4. If the land were developed the reduction in land available for soakaways would lead to worse flooding in other places.  
 5.The land is a natural barrier between Hawarden and Mancot which is a habitat for willdlife and gives a rural setting to the village.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7687 - 19271</b>	<b>Mr &amp; Mrs</b>	<b>D M Burrell</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/63

Objects to proposed housing development at Mancot on Ash Lane on the following grounds:  
 1. This is a small village with very few amenities and already problems with drainage and flooding.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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2. The schools are at the maximum capacity.
3. The doctors surgeries are full and there are few National Health dentists in the area.
4. We will lose the bowls green and football pitch and there will be no amenities for the young people in the village.
5. The roads are not suitable for the increase in traffic.
6. Increasing the population will completely change village life.

<b>7694 - 19280</b>	<b>Mr &amp; Mrs</b>	<b>P D Williams</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/63

Objects to proposed housing development at Mancot on Ash Lane on the following grounds:

- 1.The development will adversely affect the ability of existing services and facilities to meet existing and new demands generated by the proposal eg schools (pupil allocation); medical services and policing.
- 2.The development will place additional pressure on the existing drains infrastructure which are currently inadequate to meet existing demands. These drainage problems are causing localised flooding of residential areas for example on Park Avenue.
- 3.The traffic generated by the new development will have an adverse impact on existing highways and highway safety. It was witnessed that a traffic survey was undertaken week of 17th Sept. at the junction of Cross Tree Lane and Ash Lane however the traffic surveyors took their lunch at the busiest time of the day thereby rendering any recorded survey inaccurate.
4. There is a lack of parking provision at the local school which adversely impacts the highway.
5. Development here will contribute to additional urban sprawl which will affect this historic settlements character.

Delete the Housing Allocation at Ash Lane, Mancot.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7701 - 19293</b>	<b>Mrs</b>	<b>K J Swash</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mancot</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Ash Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/63

Objects to proposed housing development at Mancot

For the Councils response please refer to the main report.

For the Councils response please

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on Ash Lane on the following grounds:  
 1. This housing development will mean Mancot will grow by 21% during the life of the UDP, this would significantly exceed the target level of growth for the settlement of 8-15%.  
 2. Mancot and Hawarden will become coalesced which is against one of the fundamental principles of development of towns and villages.  
 3. There are drainage problems in the area.  
 4. Due to mining activity in the past it is possible that the risk of subsidence is substantial.

refer to the main report.

<b>7702 - 19295</b>	<b>Mrs</b>	<b>Patricia Rees</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Mancot</i>	<i>Site: Ash Lane</i>	<i>Mod Ref: MOD11/63</i>

i) Mancot has very little facilities to accommodate the proposed plans;  
 ii) Will lead to the loss of the local football field, play park and village hall;  
 iii) Limited school places;  
 iv) Certain areas of Mancot are prone to flooding;  
 v) Building on mining sites will cause serious problems;  
 vi) Parking is a problem along Ash Lane;  
 vii) An increase in traffic and speed will cause danger to residents;  
 viii) Loss of trees and hedgerows which will have a devastating effect on wildlife; and  
 ix) Mancot is an attractive village and there has been sufficient growth (3%) since 2000. To propose a further increase is unreasonable and would result in the loss of the tranquil feel to the village.

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7703 - 19299</b>		<b>Angela Thompson</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Mancot</i>	<i>Site: Ash Lane</i>	<i>Mod Ref: MOD11/63</i>

Objects to proposed housing development at Mancot on Ash Lane on the following grounds:  
 1. The land is liable to flooding.  
 2. There are drainage problems.  
 3. There is a shop, post office, pub and village hall but no other facilities in the immediate area. Before thinking of houses, the derelict clinic and garage

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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should be developed into shops.  
 4. This is a pleasant semi rural village, the extra traffic human and otherwise will cause mayhem.

<b>7707 - 19315</b>	<b>Mrs</b>	<b>Vanda Bond</b>	<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

<p>i) Mancot is categorised as a settlement B community. The proposed housing development will amount to a near 20% increase which is grossly disproportionate to the recommendations made in the UDP;</p> <p>ii) The doctors' surgeries and schools, which are already stretched to capacity, will not be able to cope with an influx of people;</p> <p>iii) The land is tranquil and peaceful. If the development were to go ahead the area would be changed irrevocably;</p> <p>iv) The trees and hedgerows support a diversity of wildlife which will be lost;</p> <p>v) The land is liable to flooding. Development on an existing overloaded drainage system will increase the risk of flooding;</p> <p>vi) The additional household sewage waste will cause overload on an existing system that currently struggles to cope;</p> <p>vii) The proposal will increase traffic with a potential adverse effect on road safety and air pollution.</p> <p>viii) The land was once mined and there have been several instances of subsidence in Park Avenue which has required expensive restoration work;</p> <p>ix) There are many brownfield sites in the area that could be developed with lesser impact - this proposal is not reasonable, justified or acceptable.</p>	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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<b>7714 - 19337</b>	<b>Mrs</b>	<b>G Roberts</b>	<b>Residents of Brookleigh Ave, Gladstone Way et</b>	<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Mancot	<i>Site:</i> Ash Lane	<i>Mod Ref:</i> MOD11/63

<p>i) Development will put significant stress on over stretched sewerage and drainage systems;</p> <p>ii) The land is frequently liable to flooding;</p> <p>iii) The loss of countryside, wildlife, livestock and hedgerows;</p>	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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# FLINTSHIRE UNITARY DEVELOPMENT PLAN - PROPOSED MODIFICATIONS

## Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
iv) The loss of village status for Mancot and Hawarden; v) Problem of traffic congestion around schools which are over stretched; vi) There has been plenty of development and adequate housing in the area; vii) Mancot will achieve 18% growth over the plan period; viii) Large housing estates have social problems; ix) Increased traffic air pollution; x) Increased highway safety danger on narrow lanes and roads without pavements; xi) Adverse impact upon landscape and rural setting; and xii) The loss of the green barrier will cause the coalescence of Hawarden and Mancot.			
<b>59 - 18852</b>	<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>11 Housing</b>
<i>Nature of Representation:</i> <i>Para:</i> <i>Settlement: Mostyn</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ffordd Pennant East</i>	<i>Category:</i> Supporting the non-allocation of land in the Plan <i>Mod Ref: MOD11/65</i>	
Supports deletion of housing allocation.	n/a	Noted	n/a
<b>2238 - 19398</b>	<b>Cllr Patrick Heesom</b>		<b>11 Housing</b>
<i>Nature of Representation:</i> <i>Para:</i> <i>Settlement: Mostyn</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: Ffordd Pennant East</i>	<i>Category:</i> Supporting the non-inclusion of land in the Plan <i>Mod Ref: MOD11/65</i>	
Supports the deletion of the allocation at Ffordd Pennant East.	n/a	Noted	n/a
<b>59 - 18853</b>	<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>11 Housing</b>
<i>Nature of Representation:</i> <i>Para:</i> <i>Settlement: Mynydd Isa</i>	<i>Pol: HSG1 New Housing Development Proposals</i> <i>Site: North of Issa Farm, Bryn y Baal</i>	<i>Category:</i> Supporting the non-allocation of land in the Plan <i>Mod Ref: MOD11/66</i>	
Supports the deletion of the housing allocation.	n/a	Noted	n/a

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
<b>4465 - 19170</b>	<b>Mr Roger Madders</b>	<b>B.R.A.N.D.</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Supporting the non-allocation of land in the Plan</b>
	<i>Settlement:</i> <b>Mynydd Isa</b>	<i>Site:</i> <b>North of Issa Farm, Bryn y Baal</b>	<i>Mod Ref:</i> MOD11/66
Supports this proposed modification.	None.	Noted	n/a
<b>7708 - 19318</b>	<b>Mr Mark Waite</b>	<b>Bloor Homes</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to the non-inclusion of land in the Plan</b>
	<i>Settlement:</i> <b>Mynydd Isa</b>	<i>Site:</i> <b>North of Issa Farm, Bryn y Baal</b>	<i>Mod Ref:</i> MOD11/66

Objects to the deletion of the North of Issa Farm allocation. The Authority have supported, advocated and defended this allocation throughout the preparation of the UDP. The justification for the modification is solely down to the view of Inspector but in Wales the Inspector's Report is not legally binding. It should be balanced against the views of the Authority.

- i) The Inspector accepted the classification of Mynydd Isa as a category B settlement having regard to its size, level of facilities and services. It represents a sustainable location for further development over the Plan period.
- ii) With the deletion of the allocation, there will be a significant shortfall in housing provision in Mynydd Isa. This will not be offset by the Rose Lane allocation (see separate representation). However, even if the site were built out, together with the North of Issa Farm allocation, there would be a growth rate of 9%, well within the target range.
- iii) Confused by the logic of the acceptance of the Inspector's recommendation to redraw the settlement boundary to exclude the allocated site. In pre-inquiry changes the Authority accepted representations to amend the settlement boundary to include land at Rose Lane. The Authority acknowledged in its evidence at Inquiry that this would provide flexibility for future development. By accepting the Inspector's recommendation as it relates to the settlement boundary North of Issa Farm, the flexibility afforded the Authority is lost.
- iv) There are no landscape grounds that support the

Seeks the re-allocation of the North of Issa Farm site.

Not accepted. It is acknowledged that the Inspector's Report is not legally binding in Wales. The Welsh Assembly Government in 'Unitary Development Plans, Wales' 2001, advises that 'where the authority chooses not to accept a recommendation, it must provide clear and cogent reasons for not doing so'. The Inspector has taken an impartial stance in assessing the Plans overall housing requirement and the manner in which it is to be met on the ground, in terms of new allocations.

The Inspector commented on the North of Issa Farm allocation 'I have a fundamental problem with HSG1(46) in that because of its location, shape, landscape and the surrounding topography, I find it would be poorly related to the existing pattern of development and a significant incursion into the rural area'. This is considered to represent a clear statement and reasoning as to why the Inspector recommended that the site be deleted. Whilst it is different to the Council's previous views on the site, the Council has been quite clear in adopting a consistent approach whereby the Inspector's recommendations have generally been accepted in full. The Council considers that it would be wrong to pick and choose which of the recommendations it accepts, especially when the Inspector has provided clear reasoning.

The Council accepts that, on the basis of the Rose Lane site alone, there will only be a low rate of growth in Mynydd Isa, despite it being one of the largest category B settlements with a range of facilities and services. However, the Plan is quite clear that growth bands are indicative only and that some settlements will grow at or above the upper end of the growth band and other settlements will grow at or even below, the

That MOD11/70 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.



# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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redrawing of the boundary as the site sits lower in the landscape than the adjacent residential development and is screened from views from the north by hedgerows and trees. The Authority considered the site to be a logical extension to the settlement in line with MIPPs.

lower end of the growth band. Given the proximity of Buckley where significant provision is being made, it is not considered that there is an overriding need for the re-introduction of the allocation. On the basis of the Inspector's clear view that the development of the allocation would result in harm, it would be wholly inappropriate to delete the allocation but then to include the site within the settlement boundary.

59 - 18882	Klaus Armstrong-Braun	Envirowatch	11 Housing
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<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Mynydd Isa	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Rose Lane	<i>Category:</i> Objecting to a proposed site in the Plan <i>Mod Ref:</i> MOD11/67
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Objects to the allocation of land at Rose Lane for housing. Should be left as open countryside as it is not required for housing figure.

Seeks deletion of housing allocation

see main report

see main report

963 - 19152	Councillor	Hilary McGuill	11 Housing
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<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Mynydd Isa	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Rose Lane	<i>Category:</i> Objecting to a proposed site in the Plan <i>Mod Ref:</i> MOD11/67
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Objects to the housing allocation at Rose Lane Mynydd Isa on the basis of new evidence relating to the flooding of four properties in the last couple of months. These properties lie in a v shape and the water table has risen dramatically with surface water now causing flooding to properties adjoining the field. The removal of any vegetation from the site will subject properties to the Mold Road side to flooding.

The impact of the site on existing properties should be looked at more closely before being allocated.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

7350 - 19143	Mr & Mrs	Brian Hughes	11 Housing
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<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Mynydd Isa	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Rose Lane	<i>Category:</i> Objecting to a proposed site in the Plan <i>Mod Ref:</i> MOD11/67
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i) Concerned about the flooding of properties in Clwyd Avenue due to the development of the land;  
ii) Access is not possible;  
iii) Foul sewers frequently erupt and the inadequate system could not cope with additional housing;  
iv) The land supports wildlife particularly in the pond;  
v) The A549 is already overloaded; and  
vi) The mains sewer runs through part of the former Holywell Rural District Council Rubbish Tip.

None specified.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation		Requested Changes		Councils Response	Recommendation
<b>7351 - 19097</b>		<b>Graham Davies</b>			<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Mynydd Isa		<i>Site:</i> Rose Lane		<i>Mod Ref:</i> MOD11/67
<p>i) The continuous flooding of the field would be extenuated by the building of other properties; and                      ii) Concerns about the existing drainage infrastructure being able to cope with new homes.</p>		None specified.		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7352 - 19182</b>		<b>Mrs</b>	<b>Gwyneth Ridler</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Mynydd Isa		<i>Site:</i> Rose Lane		<i>Mod Ref:</i> MOD11/67
<p>Objects due to flooding problems experienced by householders recently. Is concerned that predicted changes in climate will cause more flooding.</p>		reconsider allocation of the land		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7355 - 19077</b>		<b>Mr &amp; Mrs</b>	<b>J &amp; M Wilcock</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Mynydd Isa		<i>Site:</i> Rose Lane		<i>Mod Ref:</i> MOD11/67
<p>Objects to the allocation of land at Rose Lane, Mynydd Isa on the basis of new evidence that has come to light in terms of serious flooding problems. Any removal of topsoil from the site will result in properties on Mold Road being flooded.</p>		not specified		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7356 - 19196</b>		<b>Mr</b>	<b>Dominic Lally</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Mynydd Isa		<i>Site:</i> Rose Lane		<i>Mod Ref:</i> MOD11/67
<p>i) Has lived on Clwyd Avenue for many years and witnessed an increase in the amount of serious flooding that occurs on the land and affects the properties that back on to it. Any development would only cause further flooding into existing properties and cause problems for any new houses.                      ii) the land was once used as a tip - what guarantees can be given to the sealing of any waste and the health implications of disturbing the land?</p>		reconsider the inclusion of the land in the UDP		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation		Requested Changes		Councils Response	Recommendation
<b>7358 - 19198</b>		<b>Mr</b>	<b>Graham George Bell</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i>	<b>Mynydd Isa</b>	<i>Site:</i>	<b>Rose Lane</b>	<i>Mod Ref:</i> MOD11/67
<p>i) Has lived on Overdale Avenue for many years and witnessed an increase in the amount of serious flooding that occurs on the land and affects the properties that back on to it. Any development would only cause further flooding into existing properties and cause problems for any new houses.</p> <p>ii) the land was once used as a tip - what guarantees can be given to the sealing of any waste and the health implications of disturbing the land?</p>		none specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.	
<b>7359 - 19197</b>		<b>Christine Ruth Bell</b>			<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i>	<b>Mynydd Isa</b>	<i>Site:</i>	<b>Rose Lane</b>	<i>Mod Ref:</i> MOD11/67
<p>i) Has lived on Overdale Avenue for many years and witnessed an increase in the amount of serious flooding that occurs on the land and affects the properties that back on to it. Any development would only cause further flooding into existing properties and cause problems for any new houses.</p> <p>ii) the land was once used as a tip - what guarantees can be given to the sealing of any waste and the health implications of disturbing the land?</p>		reconsider the inclusion of the site in the UDP	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.	
<b>7391 - 19066</b>		<b>Miss</b>	<b>Phyllis Mole</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i>	<b>Mynydd Isa</b>	<i>Site:</i>	<b>Rose Lane</b>	<i>Mod Ref:</i> MOD11/67
<p>i) The land is liable to flooding which will be exacerbated by development; and</p> <p>ii) The drainage problem needs to be rectified before wholesale development takes place.</p>			For the Councils response please refer to the main report.	For the Councils response please refer to the main report.	
<b>7409 - 19088</b>		<b>Mr &amp; Mrs</b>	<b>John &amp; Phyllis Davies</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i>	<b>Mynydd Isa</b>	<i>Site:</i>	<b>Rose Lane</b>	<i>Mod Ref:</i> MOD11/67

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
<p>Objects because:</p> <p>i) Ground is waterlogged even though money has been spent on drainage pipes -additional development would cause more flooding.</p> <p>ii) Loss of trees and hedges - including oak trees</p> <p>iii) A mini roundabout onto Mold Road would be dangerous.</p>	<p>1. The developer is made to put in proper drainage not soakaways (SUDS)</p> <p>2. Something different to a mini roundabout is used</p> <p>3. Established trees are retained</p>	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>11 Housing</b>			
<b>7583 - 19081</b>	<b>Mr &amp; Mrs</b>	<b>J B Collard</b>	
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Mynydd Isa</i>	<i>Site: Rose Lane</i>	<i>Mod Ref: MOD11/67</i>
<p>Objects to the allocation of land at Rose Lane, Mynydd Isa on the basis of new evidence which has come to light in terms of four adjoining properties which have flooded even though there has been a dry spell of weather. Properties in the bottom of the valley have seen the water table rise dramatically and the build up of surface water is causing flooding to properties adjoining this field.</p>	Seeks reconsideration of the inclusion of the site	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>11 Housing</b>			
<b>7586 - 19085</b>	<b>Mr</b>	<b>Stephen M White</b>	
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Mynydd Isa</i>	<i>Site: Rose Lane</i>	<i>Mod Ref: MOD11/67</i>
<p>i) Due to the increased traffic and congestion a traffic management system should be considered to deflect traffic to Mercia Drive; and</p> <p>ii) The land has serious flooding problems and development will result in the loss of vegetation and subject the properties on Mold Road to flooding.</p>	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>11 Housing</b>			
<b>7606 - 19126</b>		<b>Rhonwen Jones</b>	
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Mynydd Isa</i>	<i>Site: Rose Lane</i>	<i>Mod Ref: MOD11/67</i>
<p>Objects due to flooding issues - heavy and continuous rain causes flooding at the site and at the fields lower down from Rose Lane / Overdale Avenue.</p>		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation		Requested Changes		Councils Response		Recommendation	
<b>7607 - 19127</b>		<b>Mrs Lynn Edwards</b>				<b>11 Housing</b>	
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i> Objecting to a proposed site in the Plan			
	<i>Settlement:</i> Mynydd Isa	<i>Site:</i> Rose Lane				<i>Mod Ref:</i> MOD11/67	
The land waterlogs and its development will impact on flooding for the properties in Rose Lane.		Adequate drainage is incorporated and directs water to Llong.		For the Councils response please refer to the main report.		For the Councils response please refer to the main report.	
<b>7617 - 19139</b>		<b>Mrs P A Carlisle</b>				<b>11 Housing</b>	
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i> Objecting to a proposed site in the Plan			
	<i>Settlement:</i> Mynydd Isa	<i>Site:</i> Rose Lane				<i>Mod Ref:</i> MOD11/67	
Adjoining properties have experienced flooding recently. The lie of the land is a V shape and properties at the low point have seen the water table rise and resulting surface water build up is causing flooding. Removal of vegetation will result in flooding to Mold Road properties.				For the Councils response please refer to the main report.		For the Councils response please refer to the main report.	
<b>7708 - 19324</b>		<b>Mr Mark Waite</b>		<b>Bloor Homes</b>		<b>11 Housing</b>	
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i> Objecting to a proposed site in the Plan			
	<i>Settlement:</i> Mynydd Isa	<i>Site:</i> Rose Lane				<i>Mod Ref:</i> MOD11/67	
Objects to the allocation of land at Rose Lane for housing based on concerns relating to the delivery of housing on the site. Access will be difficult although the issues are not insurmountable. However, the main concerns relate to wildlife / trees and landfill. The mere presence of such potential issues is sufficient to question whether the site is deliverable and developable at this time. The site should not be allocated for development at this time as the Authority cannot and should not rely on this site coming forward as a way of achieving the housing numbers in Mynydd Isa.		The allocation should be deleted but retained within the settlement boundary.		For the Councils response please refer to the main report.		For the Councils response please refer to the main report.	
<b>2397 - 19153</b>				<b>North Wales Estate and Development Company</b>		<b>11 Housing</b>	
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals		<i>Category:</i> Supporting a proposed site in the Plan			
	<i>Settlement:</i> Mynydd Isa	<i>Site:</i> Rose Lane				<i>Mod Ref:</i> MOD11/67	
Supports the allocation of land at Rose Lane, Mynydd Isa on the basis that the issue of flooding		n/a		Noted		n/a	

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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was properly addressed and considered by the Inspector at the Inquiry (para 4.47.12). Disputes assertions that the matter of flooding constitutes new evidence which has come to light following the UDP Inquiry. Requests that the Council maintains its support of the Inspector's recommendation.

<b>7259 - 19050</b>	<b>Mrs</b>	<b>A Dixon</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mynydd Isa</b>	<i>Site:</i> <b>Rose Lane</b>	<i>Mod Ref:</i> MOD11/67

Objects to the allocation of land for housing at Rose Lane for the following reasons:  
 i) regular flooding of the gardens to the bungalows (58-64 Mold Road)  
 ii) flooding occurs after any heavy rain and not necessarily storms  
 iii) the site to the rear is very wet and soggy and often results in flooding  
 iv) Welsh Water regularly called to flooding  
 v) new housing development will worsen the situation.

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7275 - 19069</b>	<b>Mr</b>	<b>A J Cork</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mynydd Isa</b>	<i>Site:</i> <b>Rose Lane</b>	<i>Mod Ref:</i> MOD11/67

Obects to the allocation of land for housing at Rose Lane as the site is habitat to water voles which are a protected species. Since putting forward previous evidence, water voles and their habitat are now protected by legislation.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7281 - 19076</b>	<b>Mr &amp; Mrs</b>	<b>FC &amp; D Jee</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Mynydd Isa</b>	<i>Site:</i> <b>Rose Lane</b>	<i>Mod Ref:</i> MOD11/67

Objects to allocation at Rose Lane Mynydd Isa, for the following reasons:  
 i) increased water ingress at objector's property due to rising water table  
 ii) approaches from Redrow and Muller Property Holdings to purchase the objector's property, in

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
order to provide vehicular access to the site, have been turned down.			
<b>7290 - 19074</b>	<b>Mrs I J Shaw</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mynydd Isa</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Rose Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/67
Objects to the allocation at Rose Lane, Mynydd Isa for the following new reasons: i) the natural drainage from the surrounding area is to these fields as they are permanently boggy ii) properties have recently been flooded iii) health risks arising from landfill materials on site. iv) badgers in the field.	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7300 - 19075</b>	<b>Mr G Shaw</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mynydd Isa</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Rose Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/67
Objects to the allocation at Rose Lane, Mynydd Isa for the following new reasons: i) the natural drainage from the surrounding area is to these fields as they are permanently boggy ii) properties have recently been flooded iii) health risks arising from landfill materials on site. iv) badgers in the field	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7561 - 19049</b>	<b>Mr David W Mercer</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mynydd Isa</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Rose Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/67
There are problems with access, egress and parked cars along Mold Road. Mold Road is also effected by flooding and if this becomes more pronounced in the future the road could become dangerous in winter with the possibility of ice.	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>7570 - 19062</b>	<b>Halliday</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mynydd Isa</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Rose Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/67

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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The land floods raising concerns about the displaced flood water should the land be developed.	None specified.	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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<b>7628 - 19162</b>	<b>A W Hawke</b>		<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mynydd Isa</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Rose Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/67
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Work has recently been completed at objector's house on Mold Road to remedy the issue of the high water table. More development would raise the water table further and would present further problems for several properties, which do not benefit from modern construction methods. The clay bed is only 2 feet down.	not specified	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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<b>7647 - 19189</b>	<b>Deborah &amp; Coral Charles</b>		<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mynydd Isa</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Rose Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/67
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objects because: i) was not notified of public inquiry or PM consultation period ii) traffic problems that would result from the development iii) decreased parking on the main road for existing residents and lack of suitable parking for disabled existing residents iv) flooding at properties adjoining the site v) the land isn't suitable given its soil type and water table vi) nature conservation issues - understands that the site contains great crested newts.	none but asks for a comprehensive traffic study prior to any agreement on allocating the site in the UDP	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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<b>7650 - 19203</b>	<b>Mr Keith Fermor</b>		<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Mynydd Isa</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Rose Lane</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/67
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Objects because: i) Has seen an increase in the level of flooding over recent years. Removing the soil on the site and replacing it with tarmac etc will create an even bigger problem as local drains are already running at maximum capacity. The road junction at Mold Road /		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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Mercia Drive has also been subject to frequent flooding and attempts to rectify this have not solved the problem.

- ii) the site has been discussed for over 2 years now and local residents didn't know about it
- iii) proposed road layout will force all pedestrians past the objectors house as they will no longer be able to safely use the existing footpath
- iv) there are already traffic issues.

<b>7653 - 19206</b>	<b>Mrs</b>	<b>Sarah Davies</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Mynydd Isa	<i>Site:</i> Rose Lane		<i>Mod Ref:</i> MOD11/67

Objects because:

- i) increased traffic on Mold Road which is already busy
- ii) loss of parking facilities in the service roads on Mold Road
- iii) flooding - the properties that are in the bottom of the V shape in the land have seen a rise in the water table and this is causing flooding. If the vegetation was removed from the proposed allocation then the properties to the Mold Road side will be subject to flooding as the water table/clay cannot cope.

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7654 - 19207</b>	<b>Mr</b>	<b>John Lloyd Parry</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Mynydd Isa	<i>Site:</i> Rose Lane		<i>Mod Ref:</i> MOD11/67

objects because:

- i) the site has a history of being waterlogged
- ii) the amount of water that flows down the road to the site has increased dramatically over the years - estimates that the width of flow across the road has increased by 60% and there has been an increase in the depth of the water
- iii) residences abutting the site have flooding problems and any disturbances on the site would aggravate the situation.

not specified

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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# 11 Housing

Reasons for Representation		Requested Changes		Councils Response	Recommendation
<b>7672 - 19246</b>	<b>Mr</b>	<b>Paul Jewell</b>			<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement: Mynydd Isa</i>		<i>Site: Rose Lane</i>		<i>Mod Ref: MOD11/67</i>
Objects to the allocation of land for housing at Rose Lane on the basis that concerns have arisen which mean this particular allocation should be reconsidered. Several of the properties alongside the land proposed for development have flooded in recent months. The development of the site would result in increased run off and could flood other properties.		Considers that the site should be redeveloped for allotments.		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
<b>59 - 18854</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>		<i>Category:</i>	<b>Supporting the non-allocation of land in the Plan</b>
	<i>Settlement: New Brighton</i>		<i>Site: Cae Isa</i>		<i>Mod Ref: MOD11/69</i>
Supports deletion of housing allocation.		n/a		Noted	n/a
<b>59 - 18855</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>		<i>Category:</i>	<b>Supporting the non-allocation of land in the Plan</b>
	<i>Settlement: Northop</i>		<i>Site: Connahs Quay Road/Former petrol station</i>		<i>Mod Ref: MOD11/70</i>
Supports the deletion of part of the allocation.		n/a		Noted	n/a
<b>7571 - 19063</b>	<b>Mr &amp; Mrs</b>	<b>J Early</b>			<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>		<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement: Northop</i>		<i>Site: Connahs Quay Road/Former petrol station</i>		<i>Mod Ref: MOD11/70</i>
Objects to the recalculation of the site yield. Had there revised 30 dph been in the Plan initially there would have been a substantial increase in the percentage rise of growth in Northop created by this site. There has been no justification for additional dwellings on the site other than to revise the dph in line with the Inspector's Report.		To maintain HSG1 (49) at a density of 25 dph.		For the Council's response please refer to the main report.	For the Councils response please refer to the main report.

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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7605 - 19122	Ms	S Foulkes	11 Housing
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Northop	<i>Site:</i> Connahs Quay Road/Former petrol station	<i>Mod Ref:</i> MOD11/70

Objects to the recalculation of the site yield of HSG1(49) at 30dpha. The site was considered at the inquiry on the basis of 25dpha and original objections were based on the growth rate for Northop. There is no need for additional dwellings and there are specific circumstances in Northop that mean that 25dpha is a more appropriate density.	To maintain HSG1(49) at 25dpha.	For the Council's response please refer to the main report.	For the Councils response please refer to the main report.
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7656 - 19211	Mrs	Kae Hill	11 Housing
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Northop	<i>Site:</i> Connahs Quay Road/Former petrol station	<i>Mod Ref:</i> MOD11/70

Objects to the Council's decision to recalculate the site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise. The primary objection to HSG1(49) was based on the % increase on the size of Northop. This was debated at length at the inquiry - based on 25 dpha. There has been no justification of the need for additional dwellings on HSG1(49) other than to revise the dpha in line with the Inspector's Report. There are clearly specific circumstances appertaining to Northop which require the dpha to be kept at 25 on HSG1(49).	Maintain the density on HSG1(49) at 25 dpha	For the Council's response please refer to the main report.	For the Councils response please refer to the main report.
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7660 - 19216	Mr	Kenneth Molyneux	11 Housing
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Northop	<i>Site:</i> Connahs Quay Road/Former petrol station	<i>Mod Ref:</i> MOD11/70

Doesn't object to the section of the modification which seeks to remove the former petrol station from the allocation. Objects to the Council's decision to recalculate the site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise. The primary objection to HSG1(49) was based on the % increase on the size of Northop. This was	The density increase as proposed in MOD11/70 should be removed from the UDP.	For the Council's response please refer to the main report.	For the Councils response please refer to the main report.
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debated at length at the inquiry - based on 25 dpha. The site is not a clear field but has 2 mature oak trees near the centre which will need protection and reduces the usable area and must compromise the allocation of 54 units. If allocations on Category B and C settlements are increased to 30dpha an increase of 20% is attained across the county on these sites, and must create an excess on the required housing number of 7400 in the UDP for which there has been no justification. There are specific circumstances which dictate that the increase from 45 to 54 dwellings is unreasonable given that the modification further increases the % increase in village size.

<b>7691 - 19275</b>	<b>Mr &amp; Mrs</b>	<b>R A Collyer</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Northop</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Connahs Quay Road/Former petrol station</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/70

Objects to the recalculation of the site yield for the Connah's Quay Rd allocation to 30dpha. The primary objection to the allocation was based on the percentage increase in the size of Northop, which was debated at length at inquiry based on a density of 25dpha. The increased density results in a substantial increase in the percentage growth for the village. There is no justification of need for additional dwellings on the site other than to revise the allocation in line with the Inspector's Report. However, there are clearly specific circumstances appertaining to Northop which require the allocation to be kept at 25 dpha.

To retain the allocation at a density of 25 dpha.

For the Council's response please refer to the main report.

For the Councils response please refer to the main report.

<b>7713 - 19336</b>	<b>Kir Kham</b>	<b>11 Housing</b>	
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Northop</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Connahs Quay Road/Former petrol station</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/70

Objects to the recalculation of the site yield for the Connah's Quay Rd allocation to 30dpha. The primary objection to the allocation was based on the percentage increase in the size of Northop, which was debated at length at inquiry based on a density of 25dpha. The increased density results in a substantial increase in the percentage growth for the village. There is no justification of need for additional

To retain the allocation at a density of 25 dpha.

For the Council's response please refer to the main report.

For the Councils response please refer to the main report.

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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dwelling on the site other than to revise the allocation in line with the Inspector's Report. However, there are clearly specific circumstances appertaining to Northop which require the allocation to be kept at 25 dpha.

285 - 19300	Mrs	Anne Greenland	Northop Hall Community Council	11 Housing
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Northop Hall	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan	<i>Mod Ref:</i> MOD11/71
		<i>Site:</i> Cae Eithin Farm		

Objects to the size of the site being 3.1ha which appears to represent the size of the whole site, including the buffer zone. The building land was anticipated to be reduced by the buffer zone of approx 0.5 ha initially which would result in available land of 2.6ha not 3.1. At this time, the allocation of an additional ha was expected to provide capacity for a total of 65 (the original of 50 reduced to 40 to reflect the 0.5 ha loss plus 25 for the additional ha). This would have brought the growth rate to 13% - within the growth band for a category B settlement. The figure of 93 now proposed is in excess of the indicative growth band and it was also stated in the Council's earlier response that 65 was a reasonable level of growth and that subsequent inclusion of other omission sites would be regarded as overdevelopment. 93 dwellings would represent overdevelopment. No account has been taken to the reduction in actual site size. The recalculated size of the site was reasonable at 25 dpha. The revised 30dpha produces too many houses and if the reduction in site size is recognised, then 93 dwellings on 2.6ha would be approx 37 dpha. Whilst the Community Council would not necessarily favour greater density, if the assumption that allocations should achieve 30dpha, then the size of the site should be a valid consideration in achieving reasonable development.

Alter the extension of the housing allocation to reflect the actual size of the available building land and to maintain growth of the village within established parameters. To achieve the 'reasonable' number of 65 dwellings at 30dpha, the original site (which will now yield 45 dwellings) needs to be enlarged by only 2/3 ha.

For the Council's response please refer to the main report.

For the Council's response please refer to the main report.

1119 - 19144	Mike Pender	Anwyl Construction Company Limited	11 Housing
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Northop Hall	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Supporting a proposed site in the Plan
		<i>Site:</i> Cae Eithin Farm	<i>Mod Ref:</i> MOD11/71

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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Supports the allocation at Cae Eithin Farm as it is a feasible and suitable site which fits into the overall development and growth strategy for both the area and settlement.	n/a	Noted	n/a
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<b>59 - 18856</b>	<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Supporting a proposed site in the Plan</b>
	<i>Settlement:</i> Penyffordd & Penymynydd	<i>Site:</i> Wood Lane Farm	<i>Mod Ref:</i> MOD11/73

Supports the revised allocation.	n/a	Noted	n/a
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<b>224 - 19362</b>	<b>Mr Laurence Charles</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Sychdyn	<i>Site:</i> Former sewage works, Wats Dyke Way	<i>Mod Ref:</i> MOD11/74

<p>Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.</li> <li>2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.</li> <li>3. Traffic congestion in key areas,                     <ol style="list-style-type: none"> <li>i) Road junction at the A5119.</li> <li>ii) Around the school.</li> <li>iii) Parking on London Road outside the shop.</li> </ol> </li> <li>4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.</li> </ol>	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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<b>1766 - 19373</b>	<b>Mr Simon Jones</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Sychdyn	<i>Site:</i> Former sewage works, Wats Dyke Way	<i>Mod Ref:</i> MOD11/74

<p>Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.</li> </ol>	For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.

3. Traffic congestion in key areas,  
 i) Road junction at the A5119.  
 ii) Around the school.  
 iii) Parking on London Road outside the shop.

4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

<b>1769 - 19208</b>	<b>Mr &amp; Mrs</b>	<b>J &amp; P Higham</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Sychdyn</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Former sewage works, Wats Dyke Way</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/74

Objects to proposed modification on the same basis as the earlier reps.  
 Specific objections are:  
 1. the increase to 30 dwellings per ha (HSG8) increases the site yield from 40 to 63, an increase of over 50%  
 2. the school is already at capacity and is likely to remain as such  
 3. the increase in number of housing units will have an impact on the number of vehicles on the village roads in particular at i) the road junction giving access to the village from the A5119, ii) traffic movement and parking around the school at particular times of the day, iii) parking on London Road outside the village shop. There would also be conflict with other users (walkers, cyclists etc)  
 4. there is a contradiction between section 11.85.20 of the Inspector's Report and the fact that any development inevitably has a harmful impact on occupiers in the vicinity and the increased number of units can only impact further on existing residents.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>1770 - 19366</b>	<b>Mr</b>	<b>Graham Hulbert</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Sychdyn</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Former sewage works, Wats Dyke Way</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage

For the Councils response please refer to the main report.

For the Councils response please

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works Sychdyn for the following reasons:

1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.
2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.
3. Traffic congestion in key areas,
  - i) Road junction at the A5119.
  - ii) Around the school.
  - iii) Parking on London Road outside the shop.
4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

refer to the main report.

<b>1780 - 19347</b>	<b>Ms</b>	<b>Patricia Greenwood</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Sychdyn</b>	<i>Site:</i> <b>Former sewage works, Wats Dyke Way</b>	<i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:

1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.
2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.
3. Traffic congestion in key areas,
  - i) Road junction at the A5119.
  - ii) Around the school.
  - iii) Parking on London Road outside the shop.
4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>1792 - 19381</b>	<b>M Carnevale</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals
	<i>Settlement:</i> <b>Sychdyn</b>	<i>Site:</i> <b>Former sewage works, Wats Dyke Way</b>
		<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
		<i>Mod Ref:</i> MOD11/74



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# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
<p>Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.</li> <li>2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.</li> <li>3. Traffic congestion in key areas,                             <ol style="list-style-type: none"> <li>i) Road junction at the A5119.</li> <li>ii) Around the school.</li> <li>iii) Parking on London Road outside the shop.</li> </ol> </li> <li>4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.</li> </ol>	<p>T A Wilkes</p>	<p>For the Councils response please refer to the main report.</p>	<p>For the Councils response please refer to the main report.</p>
<b>11 Housing</b>			
<p><i>Nature of Representation:</i></p>	<p><i>Para:</i> <i>Settlement:</i> Sychdyn</p>	<p><i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Former sewage works, Wats Dyke Way</p>	<p><i>Category:</i> Objecting to a proposed site in the Plan <i>Mod Ref:</i> MOD11/74</p>

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:

1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.
2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.
3. Traffic congestion in key areas,
  - i) Road junction at the A5119.
  - ii) Around the school.
  - iii) Parking on London Road outside the shop.
4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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<b>1824 - 19355</b>	<b>Mr &amp; Mrs</b>	<b>N &amp; B M Roberts</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Sychdyn</i>	<i>Site: Former sewage works, Wats Dyke Way</i>	<i>Mod Ref: MOD11/74</i>

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:

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3. Traffic congestion in key areas,
  - i) Road junction at the A5119.
  - ii) Around the school.
  - iii) Parking on London Road outside the shop.
4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>1842 - 19386</b>		<b>M Faulkner</b>	<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Sychdyn</i>	<i>Site: Former sewage works, Wats Dyke Way</i>	<i>Mod Ref: MOD11/74</i>

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:

1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.
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3. Traffic congestion in key areas,
  - i) Road junction at the A5119.
  - ii) Around the school.
  - iii) Parking on London Road outside the shop.
4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only

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# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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further impact on current residents.

<b>1845 - 19382</b>	<b>Mr &amp; Mrs</b>	<b>Readey</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Sychdyn</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Former sewage works, Wats Dyke Way</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:

1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.
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3. Traffic congestion in key areas,
  - i) Road junction at the A5119.
  - ii) Around the school.
  - iii) Parking on London Road outside the shop.
4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

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<b>1874 - 19361</b>	<b>J Williams</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Sychdyn</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Former sewage works, Wats Dyke Way</b>
		<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:

1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.
2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.
3. Traffic congestion in key areas,
  - i) Road junction at the A5119.
  - ii) Around the school.
  - iii) Parking on London Road outside the shop.
4. Development will inevitably have a harmful impact

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# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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on the occupiers and the proposed increase can only further impact on current residents.

<b>1877 - 19384</b>	<b>Mr</b>	<b>S Moon</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Sychdyn</i>	<i>Site: Former sewage works, Wats Dyke Way</i>	<i>Mod Ref: MOD11/74</i>

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:  
 1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.  
 2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.  
 3. Traffic congestion in key areas,  
 i) Road junction at the A5119.  
 ii) Around the school.  
 iii) Parking on London Road outside the shop.  
 4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

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For the Councils response please refer to the main report.

<b>1878 - 19383</b>	<b>Mrs</b>	<b>C Moon</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Objecting to a proposed site in the Plan</i>
	<i>Settlement: Sychdyn</i>	<i>Site: Former sewage works, Wats Dyke Way</i>	<i>Mod Ref: MOD11/74</i>

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:  
 1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.  
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 3. Traffic congestion in key areas,  
 i) Road junction at the A5119.  
 ii) Around the school.  
 iii) Parking on London Road outside the shop.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

1887 - 19377	Mr & Mrs	V & E M Owen	11 Housing
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Sychdyn	<i>Site:</i> Former sewage works, Wats Dyke Way	<i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:

1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.
2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.
3. Traffic congestion in key areas,
  - i) Road junction at the A5119.
  - ii) Around the school.
  - iii) Parking on London Road outside the shop.
4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

For the Councils response please refer to the main report.

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1894 - 19379	Mr & Mrs	N J & A Edwards	11 Housing
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Sychdyn	<i>Site:</i> Former sewage works, Wats Dyke Way	<i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:

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3. Traffic congestion in key areas,
  - i) Road junction at the A5119.
  - ii) Around the school.

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# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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iii) Parking on London Road outside the shop.  
 4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

<b>1910 - 19346</b>	<b>Mr &amp; Mrs</b>	<b>P Madeley</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Sychdyn	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Former sewage works, Wats Dyke Way	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:

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3. Traffic congestion in key areas,
  - i) Road junction at the A5119.
  - ii) Around the school.
  - iii) Parking on London Road outside the shop.
4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

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For the Councils response please refer to the main report.

<b>1929 - 19363</b>	<b>Mr &amp; Mrs</b>	<b>J Abson</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Sychdyn	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Former sewage works, Wats Dyke Way	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:

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3. Traffic congestion in key areas,
  - i) Road junction at the A5119.

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# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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ii) Around the school.  
 iii) Parking on London Road outside the shop.  
 4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

<b>1932 - 19351</b>	<b>Mr &amp; Mrs</b>	<b>T A Roberts</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Sychdyn</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Former sewage works, Wats Dyke Way</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:  
 1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.  
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 3. Traffic congestion in key areas,  
 i) Road junction at the A5119.  
 ii) Around the school.  
 iii) Parking on London Road outside the shop.  
 4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

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<b>1936 - 19385</b>	<b>Mr &amp; Mrs</b>	<b>R Bennett</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Sychdyn</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Former sewage works, Wats Dyke Way</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:  
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 3. Traffic congestion in key areas,

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# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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i) Road junction at the A5119.  
 ii) Around the school.  
 iii) Parking on London Road outside the shop.  
 4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

1946 - 19376	C Hiwks		11 Housing
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Sychdyn	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Former sewage works, Wats Dyke Way	<i>Category:</i> Objecting to a proposed site in the Plan <i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:  
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 ii) Around the school.  
 iii) Parking on London Road outside the shop.  
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1957 - 19370	Mr & Mrs	HGB Sparke	11 Housing
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> Sychdyn	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Former sewage works, Wats Dyke Way	<i>Category:</i> Objecting to a proposed site in the Plan <i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:  
 1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.  
 2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.

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# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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3. Traffic congestion in key areas,  
 i) Road junction at the A5119.  
 ii) Around the school.  
 iii) Parking on London Road outside the shop.  
 4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.  
 5. This is prime agricultural land and it seems clear that the agricultural land grading has not been considered.  
 6. The social and environmental impact of building on a green area has not been taken into consideration.

<b>1988 - 19375</b>	<b>Mr &amp; Miss Stephen &amp; Susan Bellis &amp; Roberts</b>		<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Sychdyn</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Former sewage works, Wats Dyke Way</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/74
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Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:

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2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.
3. Traffic congestion in key areas,  
 i) Road junction at the A5119.  
 ii) Around the school.  
 iii) Parking on London Road outside the shop.
4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

For the Councils response please refer to the main report.

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<b>2013 - 19388</b>	<b>W E Davies</b>		<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Sychdyn</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Former sewage works, Wats Dyke Way</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/74
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Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:

1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well

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# Representations and Responses

# 11 Housing

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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over 50%.  
 2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.  
 3. Traffic congestion in key areas,  
 i) Road junction at the A5119.  
 ii) Around the school.  
 iii) Parking on London Road outside the shop.  
 4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

<b>2143 - 19372</b>	<b>Mrs</b>	<b>Joyce Grieve</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Sychdyn	<i>Site:</i> Former sewage works, Wats Dyke Way	<i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:  
 1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.  
 2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.  
 3. Traffic congestion in key areas,  
 i) Road junction at the A5119.  
 ii) Around the school.  
 iii) Parking on London Road outside the shop.  
 4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>2211 - 19368</b>	<b>Mrs</b>	<b>S A Kavanagh</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Sychdyn	<i>Site:</i> Former sewage works, Wats Dyke Way	<i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:  
 1. The substantial increase in the number of housing

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# Representations and Responses

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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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units from 40 to 63 for this 2.1 hectare site is well over 50%.

2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.

3. Traffic congestion in key areas,  
 i) Road junction at the A5119.  
 ii) Around the school.  
 iii) Parking on London Road outside the shop.

4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

<b>2212 - 19393</b>	<b>Ms</b>	<b>Linda Pierce</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Sychdyn	<i>Site:</i> Former sewage works, Wats Dyke Way	<i>Mod Ref:</i> MOD11/74

Objects to the Proposed Modification 11/74 HSG1(53) Former Sewage Works Sychdyn for the following reasons:-

1. The increase in the number of houses from 40 to 63 is well over 50%, that is an awful lot of people for this village to absorb.

2. There are only village amenities in Sychdyn.

3. There are traffic problems around the junction with the A5119, the shop and the school.

4. The increase will have a significant effect on Ysgol Sychdyn.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>2213 - 19367</b>	<b>Mr</b>	<b>Iain Kavanagh</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Sychdyn	<i>Site:</i> Former sewage works, Wats Dyke Way	<i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:

1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.

2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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maximum indicated which will have a detrimental effect on the education of the children.  
 3. Traffic congestion in key areas,  
 i) Road junction at the A5119.  
 ii) Around the school.  
 iii) Parking on London Road outside the shop.  
 4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

<b>2220 - 19353</b>	<b>Mr</b>	<b>David Ellis</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Sychdyn</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Former sewage works, Wats Dyke Way</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:

1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.
2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.
3. Traffic congestion in key areas,  
 i) Road junction at the A5119.  
 ii) Around the school.  
 iii) Parking on London Road outside the shop.
4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>3804 - 19378</b>	<b>Mr &amp; Mrs</b>	<b>E A &amp; M Massey</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Sychdyn</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Former sewage works, Wats Dyke Way</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:

1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.
2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23

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For the Councils response please refer to the main report.

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houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.  
 3. Traffic congestion in key areas,  
 i) Road junction at the A5119.  
 ii) Around the school.  
 iii) Parking on London Road outside the shop.  
 4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

<b>7291 - 19349</b>	<b>Mr &amp; Mrs</b>	<b>A J &amp; A P Smith</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Sychdyn</b>	<i>Site:</i> <b>Former sewage works, Wats Dyke Way</b>	<i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:  
 1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.  
 2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.  
 3. Traffic congestion in key areas,  
 i) Road junction at the A5119.  
 ii) Around the school.  
 iii) Parking on London Road outside the shop.  
 4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

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<b>7292 - 19374</b>		<b>N S Williams</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> <b>Sychdyn</b>	<i>Site:</i> <b>Former sewage works, Wats Dyke Way</b>	<i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:  
 1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.  
 2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.  
 3. Traffic congestion in key areas,  
 i) Road junction at the A5119.  
 ii) Around the school.  
 iii) Parking on London Road outside the shop.  
 4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

<b>7334 - 19357</b>	<b>G J &amp; V A Hitchins</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Sychdyn</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Former sewage works, Wats Dyke Way</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:  
 1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.  
 2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.  
 3. Traffic congestion in key areas,  
 i) Road junction at the A5119.  
 ii) Around the school.  
 iii) Parking on London Road outside the shop.  
 4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7717 - 19342</b>	<b>Mr R P Sykes</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Sychdyn</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Former sewage works, Wats Dyke Way</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:  
 1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.  
 2. The school is already at capacity. Ysgol Sychdyn

For the Councils response please refer to the main report.

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has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.

3. Traffic congestion in key areas,  
 i) Road junction at the A5119.  
 ii) Around the school.  
 iii) Parking on London Road outside the shop.

4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

<b>7718 - 19345</b>	<b>Rose Parker</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Sychdyn</b>	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Former sewage works, Wats Dyke Way	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:

1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.

2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.

3. Traffic congestion in key areas,  
 i) Road junction at the A5119.  
 ii) Around the school.  
 iii) Parking on London Road outside the shop.

4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7719 - 19365</b>	<b>Pamela &amp; Keith Davies-Ratcliffe &amp; Ratcliffe</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Sychdyn</b>	<i>Pol:</i> HSG1 New Housing Development Proposals <i>Site:</i> Former sewage works, Wats Dyke Way	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:

1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.

3. Traffic congestion in key areas,

i) Road junction at the A5119.

ii) Around the school.

iii) Parking on London Road outside the shop.

4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

<b>7720 - 19369</b>	<b>H Wynne</b>		<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Sychdyn</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Former sewage works, Wats Dyke Way</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/74
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Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:

1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.

2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.

3. Traffic congestion in key areas,

i) Road junction at the A5119.

ii) Around the school.

iii) Parking on London Road outside the shop.

4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7721 - 19371</b>	<b>Mr A Thwaite</b>		<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i> <b>Settlement: Sychdyn</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Former sewage works, Wats Dyke Way</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/74
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Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:

1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well

For the Councils response please refer to the main report.

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over 50%.  
 2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.  
 3. Traffic congestion in key areas,  
 i) Road junction at the A5119.  
 ii) Around the school.  
 iii) Parking on London Road outside the shop.  
 4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

<b>7722 - 19387</b>	<b>Mr</b>	<b>R Heaton</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Sychdyn</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Former sewage works, Wats Dyke Way</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:  
 1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.  
 2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.  
 3. Traffic congestion in key areas,  
 i) Road junction at the A5119.  
 ii) Around the school.  
 iii) Parking on London Road outside the shop.  
 4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7723 - 19389</b>	<b>Mr &amp; Mrs</b>	<b>I Clews</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Sychdyn</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b>  <i>Site:</i> <b>Former sewage works, Wats Dyke Way</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:  
 1. The substantial increase in the number of housing

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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units from 40 to 63 for this 2.1 hectare site is well over 50%.  
 2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.  
 3. Traffic congestion in key areas,  
 i) Road junction at the A5119.  
 ii) Around the school.  
 iii) Parking on London Road outside the shop.  
 4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

<b>7724 - 19390</b>	<b>D J Wareing</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Sychdyn</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Former sewage works, Wats Dyke Way</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/74

Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:  
 1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.  
 2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.  
 3. Traffic congestion in key areas,  
 i) Road junction at the A5119.  
 ii) Around the school.  
 iii) Parking on London Road outside the shop.  
 4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7725 - 19391</b>	<b>V H Morris</b>		<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i> <b>Sychdyn</b>	<i>Pol:</i> <b>HSG1 New Housing Development Proposals</b> <i>Site:</i> <b>Former sewage works, Wats Dyke Way</b>	<i>Category:</i> <b>Objecting to a proposed site in the Plan</b> <i>Mod Ref:</i> MOD11/74

Objects to the proposed modification 11/74 HSG1(53) Former Sewage works Sychdyn because

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

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the increase in the number of houses will only increase traffic congestion through the close especially around the school.

<b>7726 - 19392</b>	<b>Mrs Norma Jones</b>		<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Sychdyn	<i>Site:</i> Former sewage works, Wats Dyke Way	<i>Mod Ref:</i> MOD11/74

1. Strongly objects to the increase in the number of houses from 40 to 63. It will have a significant impact on infrastructure, traffic congestion around the school and shop and problems with emergency services.  
 2. The development should be a maximum of 40 dwellings and further new dwellings should be equally shared to other villages with the infrastructure to support them.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7727 - 19394</b>	<b>V B Williams</b>		<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Sychdyn	<i>Site:</i> Former sewage works, Wats Dyke Way	<i>Mod Ref:</i> MOD11/74

Objects to the proposed modification 11/74 HSG1(53) Former sewage works Sychdyn for the following reasons:-

1. The village school is already functioning in inadequate circumstances the extra houses will exacerbate what is already a difficult situation.
2. Traffic around the school, play area, bowling green and shop is a problem now and we feel that the safety of our children is compromised daily, the proposed development can only add to the danger.
3. The character of this welsh village has already been compromised and this development will pave the way for further developments.
4. Greenfields, woods and footpaths will be sacrificed and there will be a negative impact on the flora and fauna.

For the Councils response please refer to the main report.

For the Councils response please refer to the main report.

<b>7728 - 19395</b>	<b>Maria Thwaite</b>		<b>11 Housing</b>
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG1 New Housing Development Proposals	<i>Category:</i> Objecting to a proposed site in the Plan
	<i>Settlement:</i> Sychdyn	<i>Site:</i> Former sewage works, Wats Dyke Way	<i>Mod Ref:</i> MOD11/74

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<p>Objects to the housing allocation at Former Sewage works Sychdyn for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.</li> <li>2. The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicated which will have a detrimental effect on the education of the children.</li> <li>3. Traffic congestion in key areas,                     <ol style="list-style-type: none"> <li>i) Road junction at the A5119.</li> <li>ii) Around the school.</li> <li>iii) Parking on London Road outside the shop.</li> </ol> </li> <li>4. Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.</li> </ol>		For the Councils response please refer to the main report.	For the Councils response please refer to the main report.
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59 - 18859	Klaus Armstrong-Braun	Envirowatch	11 Housing
<p><i>Nature of Representation:</i></p> <p><i>Para:</i></p> <p><i>Settlement: Brynford</i></p>	<p><i>Pol: HSG1 New Housing Development Proposals</i></p> <p><i>Site: Ysgol Talfryn</i></p>	<p><i>Category: Supporting the non-allocation of land in the Plan</i></p> <p><i>Mod Ref: MOD11/75</i></p>	

Supports the deletion of the housing allocation.	n/a	Noted	n/a
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287 - 19165	A Roberts	Brynford Community Council	11 Housing
<p><i>Nature of Representation:</i></p> <p><i>Para:</i></p> <p><i>Settlement: Brynford</i></p>	<p><i>Pol: HSG1 New Housing Development Proposals</i></p> <p><i>Site: Ysgol Talfryn</i></p>	<p><i>Category: Objecting to the non-allocation of land in the Plan</i></p> <p><i>Mod Ref: MOD11/75</i></p>	

<p>Objects to deletion of HSG1(54). Further consideration should be given to the provision on the grounds of sustaining the local community and providing affordable housing for local residents.</p>	<p>Not Accepted. The Inspector considered the issues being raised by the objector and concluded in 11.86.8 that the housing allocation at Ysgol Talfryn should be deleted from the plan and that the former school be excluded from the settlement boundary. The Inspector justified the recommendation stating that the scale of development proposed for Brynford as a category C settlement was considerably in excess of the indicative growth band of 0-10% for a category C settlement and therefore at odds with the Plan Strategy.</p> <p>The Inspector commented 'Apart from the school, nursery and church, I saw only a small shop and a public house adjacent to the A55. The hall appears to have been closed for some</p>	<p>That MOD11/75 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrant a re-opening of the public inquiry or further Proposed Modifications</p>
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Reasons for Representation	Requested Changes	Councils Response	Recommendation
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time. Whilst there is a bus service along the B5121, I am told its service is limited in terms of frequency and destination. With so few facilities within the village it is likely that of necessity development would result in most journeys being by private car to access employment, shops and other day to day services and facilities. This would be unsustainable. In principle, even in the Flintshire context where growth is envisaged in small settlements with limited services, the nature of the surroundings and the level of facilities in Brynford do not in my view justify the level of growth proposed'.

Notwithstanding that the allocation has been deleted and the site removed from the settlement boundary there is potential in principle for a rural exception scheme to be brought forward on this site to meet local affordable housing needs. Any such scheme would have to be well justified and would have to be of an appropriate scale to meet the requirements of other plan policies including Policies HSG3 and HSG11.

On this basis it is considered that the objector has not raised any substantive new evidence or issues which would warrant a re-opening of the public inquiry or result in further Proposed Modifications.

<b>59 - 18861</b>	<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG1 New Housing Development Proposals</i>	<i>Category: Supporting the non-allocation of land in the Plan</i>
	<i>Settlement: Dobshill</i>	<i>Site: Council Depot, Chester Road</i>	<i>Mod Ref: MOD11/77</i>

Supports the deletion of the housing allocation. n/a Noted n/a

<b>7416 - 19302</b>	<b>Pochin Rosemound Ltd</b>	<b>11 Housing</b>	
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: HSG2A Strategic Mixed Use Development</i>	<i>Category: Supporting a proposed site in the Plan</i>
	<i>Settlement: Garden City</i>	<i>Site: Land North West of Garden City</i>	<i>Mod Ref: MOD11/82</i>

Supports the allocation of land North West of Garden City as a strategic mixed use development site. This is a unique opportunity to bring forward an exemplar development founded on sustainable development principles. It can meet a demonstrable employment and housing need with minimal environmental impact. The co-location of jobs and housing plus new and improved infrastructure and the potential for other facilities would result in new vitality to this part of Flintshire. n/a Noted n/a

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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The Northern Gateway is a strategically important 170ha site on the northern entrance into Wales. It is an employment led mixed use scheme which is crucial in providing an important catalyst in drawing together various existing strategies such as Deeside Regional Park. The sites development will have significant wider benefits and assist with the renaissance of Deeside eg improved quality of life for existing residents and improved flood defences and the provision of affordable housing.

The Northern Gateway is a fundamental aspect to the Flintshire UDP, which is of more than local importance and is key to strategic growth and regeneration. The policy approach incorporates sufficient flexibility to ensure deliverability of the scheme. The incorporation of the phasing approach towards the site and need for a development brief is supported and will ensure deliverability.

<b>7708 - 19325</b>	<b>Mr</b>	<b>Mark Waite</b>	<b>Bloor Homes</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG2A Strategic Mixed Use Development	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Garden City	<i>Site:</i> Land North West of Garden City		<i>Mod Ref:</i> MOD11/82

Objects to the scale of residential development within the mixed use allocation on the grounds that it cannot be delivered within the time frame. The Authority acknowledges that for the scheme to come forward a development brief and masterplan will need to be completed as well as satisfactory resolution of flooding issues and contamination. Whilst it is entirely appropriate to prioritise the development of brownfield land, the development must be delivery orientated. The reliance on the housing numbers from this site will potentially lead to a shortfall of provision through the Plan period.

The residential capacity of the site should be reduced to 350 units.

For the Council's response please see response to representation 1119/O/19108/PM.

For the Council's recommendation please see response to representation 1119/O/19108/PM.

<b>1119 - 19108</b>		<b>Mike Pender</b>	<b>Anwyl Construction Company Limited</b>	<b>11 Housing</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG2A Strategic Mixed Use Development	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>
	<i>Settlement:</i> Garden City	<i>Site:</i> Land North West of Garden City		<i>Mod Ref:</i> MOD11/82

Objects to the mixed use development allocation in that the Inspector and Council have taken an over-optimistic view regarding the deliverability of this site

The Council should re-assess its position and issue further modification(s) to:  
i) delete the allocation HSG2A as a whole, or

Not accepted. The issues raised by the objector have been addressed at the public inquiry and each will be considered in turn:

That MOD11/82 be carried forward to adoption on the basis that the objection raises no substantive new

Reasons for Representation	Requested Changes	Councils Response	Recommendation
<p>within the Plan period:</p> <p>i) Flood Risk - the mainly greenfield site is below the level of the levees to the R.De. Given the clear national and local policy to steer development away from areas at significant risk of flooding, it would send the wrong message to allocate and provide 650 houses in this location. There is a need to consider climate change, rising sea levels and lack of progress in achieving a reduction in carbon emissions. Checks should be made as to whether mortgage providers will lend in this location and that insurers will provide insurance.</p> <p>ii) Viability - with current market and substantial infrastructure costs the general view of the house building industry is that the scheme is commercially unviable and will not come forward.</p> <p>iii) Deliverability - the long lead in time makes the completion of 650 houses almost impossible within the Plan period. If the development is to go forward, a reduced number of houses should be built into the UDP as completions are highly unlikely before 2012 and at best 50 dwellings per year is reasonable. This would leave a deficit of 500 dwellings to be made up elsewhere.</p> <p>iv) Wildlife - The site adjoins the RAMSAR site and with the increasingly restrictive habitats it is not unreasonable to conclude that this will impact on the scale and cost of any development.</p>	<p>ii) the number of houses proposed be reduced by 500 and the deficit made up elsewhere</p>	<p>i) Flood Risk - The Inspector considered the issue of flood risk in some detail in the light of advice in TAN15 given that the proposal involved highly vulnerable development. She considered that the site fell into zone C1 where Plan allocations can be made subject to application of the justification test. The Inspector considered that the allocation met the justification test commenting 'It seems to me that the mixed use scheme put forward has the dual functions of providing a regeneration initiative of a disused airbase and contributing towards the strategic provision of employment land. It also promotes a sustainable pattern of development on a partly brownfield site close to a route corridor with potential for improved accessibility on foot. Public transport is good (PPW 2.5.2). Overall in national policy terms I acknowledge that the development does not meet all the policy objectives/priorities set out in PPW, for instance it is not a recognised urban area within the UDP. However, when taken in the round I believe that, in the Flintshire context, in principle the proposal meets the objectives of sustainable development set out in PPW'.</p> <p>The Inspector noted that 'a flood consequences assessment has been carried out. As a result of this the EAW said in October 2006 that they were ....satisfied that the modelling work and other information provided demonstrates that flood risk could be managed to an acceptable level in accordance with Appendix 1 of TAN15, subject to the implementation of the proposed mitigation..... Despite concerns raised by objectors about flood consequences and mitigation since that time, I am not aware that the position of the Council or the EAW has changed'. The Inspector concluded that the concerns raised by objectors are not such that they would make the allocation unsound in terms of TAN15 and flood risk and that they could be addressed through additional studies as work on detailed proposals progresses to ensure that the proposed development incorporates appropriate and acceptable flood risk mitigation measures.</p> <p>ii)Viability – The Inspector considered the issue of viability at the Inquiry and commented in 11.158.13 'The supporters of HSG2A say that a mixed use scheme with cross funding from higher value uses such as residential is necessary for the scheme to be viable. Whilst I can appreciate that matters such as flood mitigation and highway improvements will be costly, there is no substantive evidence to justify the assertion. However, there are other persuasive arguments. The allocation is in general accord with PPW (2.5.5) which is supportive of the integration of different uses in accessible locations. I find the mixed use allocation to be appropriate in its own right because of the benefits it would bring to</p>	<p>issues that warrants a re-opening of the public inquiry or further Proposed Modifications.</p>

Reasons for Representation	Requested Changes	Councils Response	Recommendation
		<p>sustainable growth in Flintshire. In these circumstances viability is of less account and not a determining factor'. The Council accepts that the present economic downturn has implications for the viability of the scheme. However, there are signs locally of the local housing market beginning to pick up and the possibility exists to alter the phasing of development in order that a greater proportion of the higher value residential element is delivered early on in the scheme in order to fund the necessary infrastructure works.</p>	
		<p>iii) Deliverability - The Inspector acknowledged in respect of the timing of development that (para 11.158.12) 'There is no doubt that delivery of the scheme within the plan period will be tight. The indicative development programme is already out of date in that the UDP will not be adopted in the Autumn of 2008. However, work can and is progressing in advance of adoption, a draft planning brief was produced in September 2007 and planning applications can also be submitted. In the light of the information available to the inquiry, it seems to me that, given the level of flexibility built into the housing supply and the rate at which windfall sites have been coming forward, at this stage there is no need for either the level of housing to be provided on the site to be revised down and compensated for by alternative allocations and/or an alternative standby list. Should any shortfall of 5 year housing supply be identified as a result of annual monitoring, it can be addressed as part of the LDP process'. The Council and its development partners are presently working towards an agreed masterplan for the development of the site which will provide the basis for the submission of an outline planning application. Whilst it may well be the case that not all 650 dwellings are built out during the Plan period, it is considered that the accelerated provision of housing during the early part of the schemes implementation, could deliver a substantial proportion of the sites indicative capacity of 650 units. It is for circumstances such as this that the Inspector has increased the Plan's flexibility allowance to 14% or 1062 dwellings over and above the Plan's housing requirement of 7,400.</p>	
		<p>iv) Wildlife - The Inspector noted (para 11.158.16) that a number of objectors raised concerns about the impact of development on farmland birds but was of the opinion that this was a detailed matter and did not fundamentally affect the principles of the allocation. They can be addressed at a later stage when design/development briefs are produced or planning applications are submitted as part of the development control process. The Council is well aware of the ecological importance of the Dee Estuary as reflected in Proposed Modification 11/83 which added explanatory text</p>	



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drawing attention to the Natura 2000 sites and the need for development proposals to be rigorously assessed with the possible need for Appropriate Assessment.

In conclusion, the Inspector commented 'Overall because of the combination of the above factors I conclude that the site offers a unique development opportunity which would accord with both PPW and the UDP's sustainable objectives'. In this light the Council considers that objectors have put forward no justification for the deletion of the allocation as a whole. The Council accepts that the delivery of the scheme in full within the Plan period may be difficult to achieve given the current economic climate but that the opportunity exists as part of the masterplanning and development control process to amend the phasing of the policy in order to ensure that housing development within the Plan period is maximized. However, given the healthy flexibility in the provision of housing over the County there is considered to be no justification for reducing the 650 units indicated in the policy wording.

1717 - 18909	Mr	Colin Pierce	Holywell Town Council	11 Housing
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG2B Former Holywell Textile Mill	<i>Category:</i> Objecting to a proposed site in the Plan	
	<i>Settlement:</i> Holywell	<i>Site:</i> Former Holywell Textile Mill		<i>Mod Ref:</i> MOD11/84

Concerns over further residential development. Main issue relates to inadequate sewerage system. Overflow of sewage has already been a problem in parts of Greenfield and parts of Holywell.

That the potential benefits of establishing a parking area for coaches as an alternative to residential development are considered.

Not accepted. The allocation has been included within the Plan as it represents a unique opportunity to bring about the regeneration of a sensitive brownfield site through a mixed use development scheme. In order to bring about the tourism and other commercial elements identified in policy HSG2B in a manner which is compatible with the landscape, townscape, nature conservation and historic value of the site and locality, the investment that can be secured through residential development is crucial. In para 11.159.14 the Inspector comments 'I do not consider that a significant element of residential development would be incompatible with the heritage value/tourism of the locality. Historically there has been housing in the valley and to my mind it is not the principle or scale of residential development which would harm the heritage/tourism interests but the success of future details which will need to successfully articulate the development and ensure its compatibility with its surroundings. When future work is carried out it may be that the design concept put forward in the feasibility study is not appropriate, but such matters are for consideration as part of the design process which will need to be carried out'.

That MOD11/84 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrant a re-opening of the public inquiry or further Proposed Modifications.

Criterion a. of the detailed policy wording makes clear

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reference to development that 'enhances the tourism potential of the Greenfield Valley'. The stand alone statement at the end of the policy requires a detailed development brief for the site which will contain a master plan and detailed design statement. There will therefore be opportunity as development proposals are drawn up to address issues such as the provision of coach parking within the development. On the basis that the Plan is only seeking to establish the broader principles of development on the site, it would be inappropriate at this stage to address such detailed issues.

The Inspector notes in para 11.159.13 'There have been detailed criticisms about the impact of development on various matters such as drainage, parking, layout, impact on wildlife and the like. However, from the information so far available I am content that subject to satisfactory details such matters would not necessarily preclude development'. The Plan contains detailed policies which seek to ensure that development will not be permitted unless satisfactory infrastructure, including drainage and sewage arrangements, can be provided. These matters can be more appropriately addressed either as part of the preparation of a development brief or at planning application stage.

The Council does not consider the objector has raised any fundamental new evidence as to why the site should not be allocated as a mixed use development site. The issue of coach parking, drainage and sewage arrangements can be more appropriately dealt with as part of the preparation of a development brief and as part of the consideration of detailed development proposals at planning application stage.

7711 - 19332	Mr	James Hennie	WCE Properties Ltd	11 Housing
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> HSG3 Housing on Unallocated Sites	<i>Category:</i> Objecting to a proposed policy in the Plan
	<i>Settlement:</i>	<i>Site:</i>	<i>Mod Ref:</i> MOD11/85

Objects to the new policy wording as it will result in new allocations sterilising sites already within the settlement boundary that would otherwise have come forward.

not specified

Not accepted. Policy HSG3 in the deposit draft is generally permissive of new housing development within settlement boundaries, subject to satisfying certain criteria. One of the criterion (b.) seeks to ensure that development proposals do not conflict with the UDP housing requirement in the County for the Plan period. The Inspector commented 'This criterion rightly seeks to ensure there is compliance with STR4 and no significant Countywide oversupply of housing. If it were to be deleted it could result in a significant oversupply of land which would compromise the plan's sustainable objectives'. However, the Inspector noted 'Although the Council says that

That MOD11/85 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.

In Drury the Inspector upheld an allocation which will result in growth exceeding the 15% growth band, despite the fact that there is a viable site currently going through the planning process (045405 Woodside Cottages) that is within the settlement boundary, and due to its smaller size, actually fits

Reasons for Representation	Requested Changes	Councils Response	Recommendation
<p>better with the growth target for the settlement.</p> <p>The (perhaps unintended) consequence of the proposed modification is the sterilisation of sites within the settlement boundary in favour of allocating new sites which encroach into countryside and extend beyond the settlement boundary. The intention should surely be to first exploit sites within existing development limits and also to for sites to be brought forward in a sequence that best fits with any notional growth targets.</p> <p>In the Inspector's Report (10.60.8) the assertion is that there is little to differentiate between the proposed allocation and the alternative sites, in particular that there are physical constraints to the development of the Woodside Cottages site (referred to as Dinghouse Wood). It is unclear what the constraints are, but as part of the application it has been demonstrated that the Woodside Cottages site is viable.</p> <p>If the proposed Modification is to be made then a more thorough examination of existing housing land availability should be undertaken prior to allocating new sites. Live planning applications within the development boundary should be considered as part of this process and if viable should be given priority over new allocations.</p>		<p>criterion b is also in line with the approach to the provision of housing land at settlement level, the criterion does not say that and I am concerned that there is no criterion which ensures general compliance with the spatial strategy and restriction of growth in the smaller settlements'.</p> <p>The Inspector supports the fact that growth rates are indicative but notes 'However, in some settlements development on unallocated sites has resulted in levels of growth significantly in excess of the indicative bands. This weakens the spatial strategy and its aim of concentration of development in the larger more accessible areas. It seems to me that in order to promote sustainable development and control the location of development, the policy needs to be more robust and there needs to be some kind of regulatory mechanism to constrain growth in the smaller settlements'.</p> <p>A further criteria was therefore recommended by the Inspector, 'In category B settlements, where there are more services and facilities, it would be appropriate if the caveat to additional development came into play where cumulatively it would result in more than 15% growth. At this point development would need to be justified on the grounds of housing need. By housing need I envisage that the justification would include both local housing need and/or an explanation of why the development needs to take place in a category B rather than a category A settlement, perhaps it would include the redevelopment of a brownfield site. Again this would be in line with national policy and would direct development to the larger villages in the rural areas where the local community, its economy and services could be supported by additional growth'.</p> <p>The approach recommended by the Inspector and accepted by the Council is to ensure that the Plan's spatial strategy in terms of directing growth to settlements, is implemented in a more robust manner. The close monitoring of growth rates since the base date of the Plan within each category B and C settlement (as indicated in MOD11/1) will ensure that sustainable levels of growth are allowed in accordance with the settlement categorization.</p> <p>It is not accepted that the Plan will sterilize sites. In the case of Drury, the Plan already provides for a level of growth of 21% taking into account completions since 2000, commitments and the allocation at Clydesdale Rd (recalculated at 30dpha). The Inspector considered two alternative sites at Bank Lane and Dinghouse Wood and recommended that the former be included within the</p>	

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settlement boundary on account of its strong physical boundaries, in order to provide a degree of flexibility in terms of growth. At the time of the Inquiry, the existence of several planning applications on the Dinghouse Wood site highlighted a number of concerns preventing the site coming forward for development. The objector has submitted an application on a smaller area, which has addressed some of the constraints but there are still constraints relating to highways matters. There is therefore no certainty that this site could come forward for development. By contrast, the allocated site at Clydesdale Road has been fully scrutinized as part of the Inquiry process and recommended for inclusion in the Plan by the Inspector and there are no known constraints to prevent development being implemented.

In these circumstances it is not considered sustainable for a windfall site, with which there are outstanding constraints, to take precedence over an allocated site. To do otherwise would run the risk of permitting a growth rate considerably in excess of the indicative growth rate and therefore contrary to the Plan strategy. It would also devalue the whole process of seeking to allocate the most suitable sites for development as part of development plan preparation.

# Representations and Responses

## 12 Shopping

Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>59 - 18862</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>12 Shopping Centres and Commercial Development</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: S1 Commercial Allocations</i>	<i>Category:</i>	<b>Supporting the non-allocation of land in the Plan</b>
	<i>Settlement: Buckley</i>		<i>Site: Land adjacent Brunswick Road</i>	<i>Mod Ref: MOD12/7</i>
Supports deletion of commercial allocation.	n/a		Noted	n/a
<b>59 - 18863</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>12 Shopping Centres and Commercial Development</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: S1 Commercial Allocations</i>	<i>Category:</i>	<b>Supporting the non-allocation of land in the Plan</b>
	<i>Settlement: Holywell</i>		<i>Site: Land adjacent Holywell Inner Ring Road, Holywell</i>	<i>Mod Ref: MOD12/9</i>
Supports the deletion of the commercial allocation.	n/a		Noted	n/a
<b>59 - 18866</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>12 Shopping Centres and Commercial Development</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: S1 Commercial Allocations</i>	<i>Category:</i>	<b>Supporting the non-allocation of land in the Plan</b>
	<i>Settlement: Connah's Quay</i>		<i>Site: Land adjacent Ffordd Llanarth Shopping Centre</i>	<i>Mod Ref: MOD12/11</i>
Supports amended commercial allocation.	n/a		Noted	n/a
<b>59 - 18867</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>12 Shopping Centres and Commercial Development</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: S1 Commercial Allocations</i>	<i>Category:</i>	<b>Supporting the non-allocation of land in the Plan</b>
	<i>Settlement: Ewloe</i>		<i>Site: Land adjacent Sheridan Avenue</i>	<i>Mod Ref: MOD12/12</i>
Supports deletion of commercial allocation.	n/a		Noted	n/a
<b>59 - 18865</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>12 Shopping Centres and Commercial Development</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: S1 Commercial Allocations</i>	<i>Category:</i>	<b>Supporting the non-allocation of land in the Plan</b>
	<i>Settlement: Mold</i>		<i>Site: Council Depot and adjacent former bus station</i>	<i>Mod Ref: MOD12/10</i>
Supports deletion of commercial allocation.	n/a		Noted	n/a

Reasons for Representation		Requested Changes		Councils Response	Recommendation
7411 - 19334	Mr Richard McCubbine	Development Securities Plc		12 Shopping Centres and Commercial Development	
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> S1 Commercial Allocations		<i>Category:</i>	<b>Objecting to the non-allocation of land in the Plan</b>
	<i>Settlement:</i> Broughton	<i>Site:</i> Land North of Broughton Retail Park			<i>Mod Ref:</i> MOD12/13

Objects to the deletion of land known as 'North Car Park Site' (as it benefits from planning permission for car parking as part of the Broughton Shopping Park) from the allocation S1(10).

The Inspectors Report at 12.14.3 advises that 'the permission is a fait accompli... it is also appropriate to delete that part of S1(10) which is the subject of the permission'. In relation to the removal of the green space L3 designation, the Inspector made a similar point (7.12.4) recommending both the deletion of the green space designation and the commercial allocation. The Inspector was incorrect in stating that the shopping park extension permission is a fait accompli in considering the appropriate designation for the site. In the current economic climate it is possible that the permission may not be implemented at all or only partly implemented - the Inspector did not know this at the time of preparing the Report.

Current application proposals seek to vary the permission so that only the Tesco extension is built out and without any additional car parking. In the current financial climate it is clear that Marks & Spencers are not going to anchor the shopping park extension and have also recently obtained consent for a potentially alternative store at Cheshire Oaks. Therefore, even if the Tesco extension is able to proceed, the shopping park extension may not be completed in the short term-medium term, and possibly never. There may therefore never be a requirement for car parking on the site.

The approach now suggested by the Proposed Modifications i.e. white land, is unsustainable, leaving the site without a viable use and no planning allocation in the UDP. This will potentially stifle the development of a key site that has previously been recognised by FCC as appropriate development. It will leave the Council with no real land use policy to

The site should be re-designated under S1(10) for non retail / commercial use.

Not Accepted. The Inspector considered the issues being raised by the objector in para 12.14 that S1(10) should be amended to exclude that portion benefiting from planning permission (FPC625); that the green space designation on land benefiting from planning permission be removed (PC106); and that S1(10) should be extended to include formerly designated green space to the north and east of the allocation. Whilst it is understandable that the exclusion of the area benefiting from planning permission from S1(10) will leave the "northern overspill car park" as undesignated land outside of the settlement boundary without an obvious allocation it is important to note that the land is sandwiched between the Airport Development Zone, Broughton Retail Park and S1(10), and a housing allocation on the compound site. Given the local development context it is not considered appropriate nor necessary to include this land within the commercial allocation S1(10). It is not necessary for all land in the County to be allocated or designated in the UDP. The framework of policies in the Plan, national planning guidance, planning history, the characteristics of the site and its surroundings and any other material planning considerations will enable the Council to determine any development proposals on the site.

On this basis it is not considered that the objector has raised any substantive new evidence or issues which would warrant a re-opening of the public inquiry or further Proposed Modifications.

That MOD7/17 and MOD12/13 be carried forward to adoption on the basis that the objector has not raised any substantive new evidence or issues which would warrant a re-opening of the public inquiry or further Proposed Modifications.

# Representations and Responses

## 12 Shopping

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control development on the site.

<b>2658 - 19112</b>	<b>Mr</b>	<b>J Williams</b>	<b>Campaign for the Protection of Rural Wales</b>	<b>12 Shopping Centres and Commercial Development</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: S11 Retention of Local Facilities</i>	<i>Category:</i>	<b>Objecting to a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD12/40</i>

Objects to the proposed modifications to policy S11 and the reasoned justification.

In rural villages amenities such as shops, post offices and public houses are of the highest importance to the wellbeing and social cohesion of the community and every effort should be exerted to retain existing facilities of this kind.

One year is too short for a buyer to be found to maintain the original function of the facility and the proposed period of two years in the deposit Plan is the minimum that should be set.

Not accepted. Policy S11 seeks to retain local facilities but recognises that some are closed out of economic necessity and prove difficult to sell or let. The policy provides a positive framework in favour of retaining local facilities. However it also recognises that it is not always possible to stem their loss to other uses when no interest is shown through purchase or leasing following a period of marketing.

That MOD12/40 and MOD12/41 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.

A two year marketing period was objected to on the basis that it is considered to be too onerous. Following consideration of objections to S11 the Inspector concluded that "the policy has a positive approach and reflects the policy guidance in PPW (MIPPS 02/2005). What it cannot do is ensure that local facilities are retained in perpetuity if there is no longer a demand for them and/or they are unviable". In recommending a change to the period of the marketing exercise to at least one year, the Inspector considered this to be a reasonable period to test the market. The explanation to the policy in para 12.33 has been amended by MOD 12/41 to offer more robust guidance on the manner in which a facility is to be marketed.

It should be noted that the one year marketing period requirement is consistent with Policies HSG7 - Change of Use to Residential Outside Settlement Boundaries and S7 - Retail Frontages Within Town Centre Core Retail Areas.

The objector has not raised any new evidence or explanation as to why the marketing exercise should be set at two years.

<b>7373 - 19330</b>	<b>Cllr</b>	<b>Hilary Isherwood</b>		<b>12 Shopping Centres and Commercial Development</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: S11 Retention of Local Facilities</i>	<i>Category:</i>	<b>Objecting to a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref: MOD12/40</i>

Objects to the reduction in time to one year as opposed to a two year marketing exercise as this would be totally detrimental to communities for keeping local pubs alive and saleable, and in the community on a long-term basis.

Not accepted. Policy S11 seeks to retain local facilities but recognises that some are closed out of economic necessity and prove difficult to sell or let. The policy provides a positive framework in favour of retaining local facilities. However it also recognises that it is not always possible to stem their loss to other uses when no interest is shown through purchase or

That MOD12/40 and MOD12/41 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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leasing following a period of marketing.

A two year marketing period was objected to on the basis that it is considered to be too onerous. Following consideration of objections to S11 the Inspector concluded that "the policy has a positive approach and reflects the policy guidance in PPW (MIPPS 02/2005). What it cannot do is ensure that local facilities are retained in perpetuity if there is no longer a demand for them and/or they are unviable". In recommending a change to the period of the marketing exercise to at least one year, the Inspector considered this to be a reasonable period to test the market. The explanation to the policy in para 12.33 has been amended by MOD 12/41 to offer more robust guidance on the manner in which a facility is to be marketed.

It should be noted that the one year marketing period requirement is consistent with Policies HSG7 - Change of Use to Residential Outside Settlement Boundaries and S7 - Retail Frontages Within Town Centre Core Retail Areas.

The objector has not raised any new evidence or explanation as to why the marketing exercise should be set at two years.

7630 - 19166	Mr Robert Dewey		12 Shopping Centres and Commercial Development
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> S11 Retention of Local Facilities	<i>Category:</i> Objecting to a proposed policy in the Plan
	<i>Settlement:</i>	<i>Site:</i>	<i>Mod Ref:</i> MOD12/40

The policy as originally published was adequate and did not attract significant objection. Village pubs should only be allowed to close as a very last resort as their loss undermines sustainability objectives. One year is too short a marketing period in a village context; it may be appropriate in district and local shopping centres. It is suggested that the change does not accord with para 10.1.4.of MIPPS 02/2005. The change will be seen as a green light for further pub closures, which will destroy the heart of villages.

Revert to the policy as originally proposed.

Not accepted. Policy S11 seeks to retain local facilities but recognises that some are closed out of economic necessity and prove difficult to sell or let. The policy provides a positive framework in favour of retaining local facilities. However it also recognises that it is not always possible to stem their loss to other uses when no interest is shown through purchase or leasing following a period of marketing.

A two year marketing period was objected to on the basis that it is considered to be too onerous. Following consideration of objections to S11 the Inspector concluded that "the policy has a positive approach and reflects the policy guidance in PPW (MIPPS 02/2005). What it cannot do is ensure that local facilities are retained in perpetuity if there is no longer a demand for them and/or they are unviable". In recommending a change to the period of the marketing exercise to at least one year, the Inspector considered this to be a reasonable period to test the market. The explanation to the policy in para 12.33 has been amended by MOD 12/41 to offer more robust guidance on the manner in which a facility is to be marketed.

That MOD12/40 and MOD12/41 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.



Reasons for Representation	Requested Changes	Councils Response	Recommendation
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It should be noted that the one year marketing period requirement is consistent with Policies HSG7 - Change of Use to Residential Outside Settlement Boundaries and S7 - Retail Frontages Within Town Centre Core Retail Areas.

The objector has not raised any new evidence or explanation as to why the marketing exercise should be set at two years.

FLINTSHIRE UNITARY DEVELOPMENT PLAN - PROPOSED MODIFICATIONS  
**Representations and Responses**

# 13 Employment

Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>59 - 18870</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>13 Employment</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>EM1 General Employment Land Allocations</b>	<i>Category:</i>	<b>Supporting the non-allocation of land in the Plan</b>
	<i>Settlement:</i> <b>Broughton</b>	<i>Site:</i> <b>Manor Lane/Hawarden Park Extension</b>		<i>Mod Ref:</i> MOD13/5
Supports deletion of part of allocation.	n/a	Noted	n/a	
<b>59 - 18871</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>13 Employment</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>EM1 General Employment Land Allocations</b>	<i>Category:</i>	<b>Supporting the non-allocation of land in the Plan</b>
	<i>Settlement:</i> <b>Buckley</b>	<i>Site:</i> <b>Catherall's Ind. Est.</b>		<i>Mod Ref:</i> MOD13/6
Supports deletion of allocation.	n/a	Noted	n/a	
<b>59 - 18872</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>13 Employment</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>EM1 General Employment Land Allocations</b>	<i>Category:</i>	<b>Supporting the non-allocation of land in the Plan</b>
	<i>Settlement:</i> <b>Connah's Quay</b>	<i>Site:</i> <b>Dock Road Ind. Est.</b>		<i>Mod Ref:</i> MOD13/7
Supports the deletion of allocation.	n/a	Noted	n/a	
<b>7416 - 19303</b>		<b>Pochin Rosemound Ltd</b>		<b>13 Employment</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>EM1 General Employment Land Allocations</b>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i> <b>Land North West of Garden City</b>		<i>Mod Ref:</i> MOD13/9
Supports the reduced level of land in the North West of Garden City allocation due to the site now being a mixed use scheme.	n/a	Noted	n/a	
<b>59 - 18873</b>		<b>Klaus Armstrong-Braun</b>	<b>Enviowatch</b>	<b>13 Employment</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>EM1 General Employment Land Allocations</b>	<i>Category:</i>	<b>Supporting the non-allocation of land in the Plan</b>
	<i>Settlement:</i> <b>Greenfield</b>	<i>Site:</i> <b>Greenfield Business Park, Phase III</b>		<i>Mod Ref:</i> MOD13/11
Supports the amended allocation.	n/a	Noted	n/a	

# Representations and Responses

# 13 Employment

Reasons for Representation		Requested Changes		Councils Response	Recommendation
<b>7416 - 19305</b>				<b>Pochin Rosemound Ltd</b>	<b>13 Employment</b>
<i>Nature of Representation:</i>	<i>Para: 13.21</i> <i>Settlement:</i>	<i>Pol:</i>	<i>Site:</i>	<i>Category:</i>	<b>Supporting a reasoned justification in the Plan</b>  <i>Mod Ref: MOD13/16</i>
Supports the insertion of supporting text to reflect the revised employment allocation and highlight the importance of the site to Flintshire and Wales.		n/a		Noted	n/a
<b>59 - 18994</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>		<b>13 Employment</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i>	<i>Pol: EM2 High Quality Site Allocations</i>	<i>Site: Warren Hall, Broughton</i>	<i>Category:</i>	<b>Supporting a proposed site in the Plan</b>  <i>Mod Ref: MOD13/21</i>
Supports the amended site boundary and site area.		n/a		Noted	n/a
<b>59 - 18874</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>		<b>13 Employment</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Broughton</i>	<i>Pol: EM2 High Quality Site Allocations</i>	<i>Site: Warren Hall, Broughton</i>	<i>Category:</i>	<b>Supporting the non-allocation of land in the Plan</b>  <i>Mod Ref: MOD13/21</i>
Supports revised allocation.		n/a		Noted	n/a
<b>1022 - 19313</b>		<b>Mr Fred Boneham</b>	<b>Mold Town Council</b>		<b>13 Employment</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement: Mold</i>	<i>Pol: EM3 Development Zones and Principal Employment Areas</i>	<i>Site: Bromfield Industrial Estate</i>	<i>Category:</i>	<b>Objecting to a proposed site in the Plan</b>  <i>Mod Ref: MOD13/27</i>
Notes the modification but asks if the yield of the site can be specified and linked to the national guidelines of 30 dwellings per hectare (dpha) as identified in other MODS within the town (i.e. MOD11/37 and MOD11/38).	The yield of the site should be specified and linked to the national guidelines of 30 dpha as identified in other MODS within the town.			Not accepted. The other modifications referred to by the objector are housing allocations, all of which are listed in policy HSG1 in order to calculate the total number of units for the Plan's housing residual figure. As a result of an Inspector recommendation (MOD21/1) the adopted Plan will not list housing commitments.  Policy HSG8 seeks to aid the efficient delivery of housing development by encouraging developers to achieve 30 dpha on unallocated sites in category A settlements such as Mold. Any further housing development proposals on the site at Bromfield Industrial Estate will be assessed against that policy.	That MOD13/27 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.

# Representations and Responses

# 14 Rural Enterprise

Reasons for Representation		Requested Changes	Councils Response	Recommendation
59 - 18992		Klaus Armstrong-Braun	Envirowatch	14 Rural Enterprise and Agriculture
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> RE3 Intensive Livestock Units	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref:</i> MOD14/12
Supports revision to criterion a of policy.	n/a		Noted	n/a
59 - 18979		Klaus Armstrong-Braun	Envirowatch	14 Rural Enterprise and Agriculture
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> RE3 Intensive Livestock Units	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref:</i> MOD14/16
Supports additional policy cross reference.	n/a		Noted	n/a

# Representations and Responses

# 15 Sport and Recreation

Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>59 - 18995</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>15 Sport and Recreation</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: SR7 Allocated Sites for Outdoor Playing Space</i>		<i>Category: Supporting a proposed site in the Plan</i>
	<i>Settlement: Mold</i>	<i>Site: land adjacent to the A541, Mold</i>		<i>Mod Ref: MOD15/27</i>
Supports deletion of sport and recreation allocation.	n/a	Noted		n/a
<b>59 - 18996</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>15 Sport and Recreation</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol: SR7 Allocated Sites for Outdoor Playing Space</i>		<i>Category: Supporting a proposed site in the Plan</i>
	<i>Settlement: Buckley</i>	<i>Site: land adjacent to Lexham Green Close, Buckley</i>		<i>Mod Ref: MOD15/28</i>
Supports the deletion of sport and recreation allocation.	n/a	Noted		n/a

# Representations and Responses

# 16 Tourism

Reasons for Representation		Requested Changes	Councils Response	Recommendation
59 - 18997		Klaus Armstrong-Braun	Envirowatch	16 Tourism
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> T4 New Static Caravans and Chalets	<i>Category:</i>	<b>Supporting a proposed designation in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref:</i> MOD16/24

Supports designation of 'New Static Caravans and Chalets Holiday Sites Exclusion Zone' on the proposals maps.

n/a

Noted

n/a

# Representations and Responses

# 17 Community Facilities

Reasons for Representation		Requested Changes	Councils Response	Recommendation
59 - 18998		Klaus Armstrong-Braun	Envirowatch	17 Community Facilities
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> CF2 Development of New Facilities		<i>Category:</i> Supporting a proposed site in the Plan
	<i>Settlement:</i> Greenfield	<i>Site:</i> Cemetery		<i>Mod Ref:</i> MOD17/1
Supports extension of proposed cemetery at Greenfield.		n/a	Noted	n/a

# Representations and Responses

# 18 Minerals

Reasons for Representation		Requested Changes		Councils Response	Recommendation
<b>7661 - 19218</b>		<b>Diane Clarke</b>		<b>Network Rail</b>	<b>18 Minerals</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i>	<i>Pol:</i>	<i>Site:</i>	<i>Category:</i>	<i>Mod Ref:</i> Minerals cha
<p>No comments generally on the UDP and Proposed Modifications but request that the following statement is included: 'It is requested that Network Rail is consulted on all planning applications for minerals and waste management proposals within 200 metres and 250 metres respectively of railway property'.</p>		<p>Seeks additional explanatory text.</p>		<p>Not accepted. In considering minerals or waste development proposals there will be numerous consultation bodies and each will have different criteria or thresholds at which they would wish to be consulted. The Plan is a framework of policies with which to make decisions on development proposals and should not contain detailed consultation arrangements which can change over time and act as a precedent for others.</p>	<p>That the Plan be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.</p>
<b>7663 - 19226</b>		<b>Mr Mark Harrison</b>		<b>The Coal Authority</b>	<b>18 Minerals</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>18.13.8 IR</b> <i>Settlement:</i>	<i>Pol:</i>	<i>Site:</i>	<i>Category:</i>	<i>Mod Ref:</i> NAIR
<p>Recommendation iii) in para 18.13.8 of the IR which has been incorporated into the PMs makes fundamental errors regarding the purpose of safeguarding coal resources. It surmises that the exploitation of coal is unlikely to be a significant issue during the UDP plan period but states that the protection of deep coal seams at sites such as Point of Ayr should be considered in future. This conclusion fails to appreciate that exploitation of the coal resource during the plan period is not the issue and that is it the safeguarding of the surface coal resource that is of paramount importance. Non-mineral development can effectively sterilise large areas of coal that could potentially be extracted using surface mining methods, whereas it is unlikely that non-mineral development will sterilise deep coal resources, as deep coal mining is an entirely different process and surface operations associated with this type of mining are more flexible in their choice of location.</p>				<p>see response to rep 7663/O/19224/PM</p>	<p>see rep 7663/O/19224/PM</p>
<b>7663 - 19227</b>		<b>Mr Mark Harrison</b>		<b>The Coal Authority</b>	<b>18 Minerals</b>
<i>Nature of Representation:</i>	<i>Para:</i> <b>18.13.3 IR</b> <i>Settlement:</i>	<i>Pol:</i>	<i>Site:</i>	<i>Category:</i>	<i>Mod Ref:</i> NAIR



# Representations and Responses

# 18 Minerals

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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Disappointing that the Inspector chose not to address the impact of MTAN2 on the UDP in para 18.13.3. Draft MTAN2 was published in Jan 2006, therefore whilst MTAN2 was only finally issued in Jan 2009, the national planning policy aims of safeguarding the coal resource had been established long before the UPD Inquiry commenced,		see response to rep 7663/O/19224/PM	see rep 7663/O/19224/PM
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914 - 19233	Mr	P M Redmond	Burton Residents Association	18 Minerals
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> MIN8 Protection of Mineral Interests	<i>Category:</i>	<b>Objecting to a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref:</i> MOD18/45

Agrees that a policy is necessary to safeguard valuable resources from sterilisation by other development but considers that:

i) policy MIN8 should be cross referenced to Policy MIN2 which sets out the criteria by which minerals proposals are assessed.

ii) the minerals safeguarding area designation on the map should be amended to take a more realistic view of the workability of the mineral resources by:

a) excluding those resources that lie beneath substantial built up areas where no clearance is envisaged in the medium to long term b) showing the extent of the areas identified in policy MIN2 i.e. R.Deer / Estuary; Holywell Common and Halkyn Mountain; other sites of international, national, regional or local environmental, nature conservation, landscape and / or heritage importance; the AONB. Alternatively, the above issues should be addressed as part of the LDP.

Seeks amendment to wording of minerals safeguarding area policy explanation and designations on proposals map

Not accepted.

i) Policy MIN8 merely seeks to protect mineral resources from development and does not imply that minerals development will take place. The Chapter contains key policies (MIN1 Guiding Minerals Development, MIN2 Minerals Development and MIN3 Controlling Minerals Operations) which will provide policy guidance on any new proposals for minerals development. It is not therefore considered necessary to provide cross references to policies within the same chapter in this instance.

ii) The Minerals Safeguarding Area designation on the proposals maps is based on the geological presence of mineral resources and therefore 'washes over' built up areas as well as nature conservation, landscape and heritage features and areas. To amend the plan as suggested would introduce into the policy, judgements about where minerals development might take place and also result in a cluttered proposals map if such a number of designations, sites and areas were illustrated.

It is accepted that as part of the preparation of the LDP the minerals safeguarding area will be revisited. However, the objector has raised no evidence or explanation as to why the designation of mineral safeguarding areas in the Plan is considered to be inappropriate.

That MOD18/45 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.

7663 - 19225	Mr	Mark Harrison	The Coal Authority	18 Minerals
<i>Nature of Representation:</i>	<i>Para:</i> 18.20	<i>Pol:</i> MIN8 Protection of Mineral Interests	<i>Category:</i>	
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref:</i> MOD18/45

The policy wording and para 18.20 fail to adequately protect the significant coal reserves that are present within Flintshire and this part of the UDP fails to

Redraft para 18.20 as follows:  
Policy MIN8 seeks to ensure that all mineral interests are adequately safeguarded from

see response to rep 7663/O/19224/PM

see rep 7663/O/19224/PM

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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create a joined up strategy to protect energy minerals as a whole.  
 Para 18.20 states that MIN8 also applies to the protection of energy minerals but MIN8 only applies to Mineral Safeguarding Areas specifically defined on the Proposals Map. There is no indication within the policy as to how any mineral resources that are not those defined as the Minerals Safeguarding Area (i.e. hard rock, sand or gravel) on the proposals map are to be considered. MIN8 and para 18.20 are contradictory.

unnecessary sterilisation and loss. Whilst the Proposals Map only identifies Minerals Safeguarding Areas for hard rock and sand and gravel deposits, it is important that developers are aware of the requirements of MTAN2 in relation to coal resources. MTAN2 was only issued in January 2009, and therefore could not inform the definition of MSAs in the Flintshire UDP. However paragraph 42 of MTAN2 states that pre-extraction of coal resources should be considered where development is proposed on the resource, whether or not the resource is safeguarded. The Council has information regarding the location of coal resources in Flintshire that are capable of extraction using surface mining methods, and where development is proposed in these locations the Council will expect the developer to consider pre-extraction of the resource.

7663 - 19224	Mr	Mark Harrison	The Coal Authority	18 Minerals
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<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> MIN8 Protection of Mineral Interests	<i>Category:</i>	Objecting to a proposed policy in the Plan
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref:</i> MOD18/48

The policy wording and para 18.20 fail to adequately protect the significant coal reserves that are present within Flintshire and this part of the UDP fails to create a joined up strategy to protect energy minerals as a whole.  
 Para 18.20 states that MIN8 also applies to the protection of energy minerals but MIN8 only applies to Mineral Safeguarding Areas specifically defined on the Proposals Map. There is no indication within the policy as to how any mineral resources that are not those defined as the Minerals Safeguarding Area (i.e. hard rock, sand or gravel) on the proposals map are to be considered. MIN8 and para 18.20 are contradictory.  
 Also, the Coal Authority provided FCC with information regarding coal resources within Flintshire that are capable of extraction using surface mining methods in 2008. It is these coal resources that could be sterilised by new non-mineral development. These surface coal resources occur almost exclusively where the MSA has not been identified. As currently defined the MSA could encourage

Redraft para 18.20 as follows:  
 Policy MIN8 seeks to ensure that all mineral interests are adequately safeguarded from unnecessary sterilisation and loss. Whilst the Proposals Map only identifies Minerals Safeguarding Areas for hard rock and sand and gravel deposits, it is important that developers are aware of the requirements of MTAN2 in relation to coal resources. MTAN2 was only issued in January 2009, and therefore could not inform the definition of MSAs in the Flintshire UDP. However paragraph 42 of MTAN2 states that pre-extraction of coal resources should be considered where development is proposed on the resource, whether or not the resource is safeguarded. The Council has information regarding the location of coal resources in Flintshire that are capable of extraction using surface mining methods, and where development is proposed in these locations the Council will expect the developer to

The Welsh Assembly Government made representations to the effect that the Plan must provide for aggregates safeguarding in order to comply with MPPW & MTAN1 Aggregates. No policy clarification direction was made with respect to non-aggregate minerals. FCC acknowledges that it had access to a Coal Resources map, however, the Coal TAN was not available at that time.  
 The minerals safeguarding (or perhaps more correctly, minerals consultation) areas have been developed to specifically address aggregate safeguarding and are intended to be refined within the LDP which will commence shortly after adoption of the UDP. Near surface coal resources will be included in this assessment. The minerals safeguarding areas can be refined to take account of that coal which is realistically available and recoverable for say the next 100 years or so. This will require considerable work and expertise, as the resource maps only indicate where coal is known or suspected to occur beneath the surface, but provides limited information on depths of coal seams and extraction ratios. There are many existing surface constraints and features which sterilize potential coal workings, and assessments need

That the Plan be carried forward to adoption on the basis that the objection raises no overriding evidence that warrants a re-opening of the public inquiry or further Proposed Modifications.

Reasons for Representation	Requested Changes	Councils Response	Recommendation
<p>developers into areas of surface coal resource, to avoid having to consider prior extraction as would be the case in the MSA, or lead to additional non-mineral allocations in these areas outside the MSA, protecting the non-energy mineral resource whilst harming the energy mineral resources.</p>	<p>consider pre-extraction of the resource.<sup>1</sup> And - transpose the information provided onto the Proposals Maps to ensure the surface coal resource is adequately protected through MIN8, in accordance with MTAN2 (this would mean 18.20 could be deleted)</p>	<p>to be made to develop a mineral safeguarding area which affords protection to realistically accessible and unconstrained coal resources and which takes account of available surface area, and depth of working, and which acknowledges the existence and need for other existing and proposed development. It is not viable to safeguard coal which is not assessable because it is constrained by surface area and lies below the open-castable ratio of surface area to depth. Assessments of what is reasonably open-castable have not been provided to local planning authorities.</p> <p>The Coal TAN advises a buffer zone of 500 metres, and if applied absolutely, this would effectively sterilize a significant proportion of the near surface coal resource potential within Flintshire. Nevertheless FCC will consider all coal up to the limits of the existing and proposed constraints, so that coal may be safeguarded within potential buffer zones in the forthcoming LDP.</p> <p>Safeguarding policy is not designed to safeguard coal (or indeed any other mineral) absolutely at the expense of other forms of development. Such policy, or the formulation of policy in the LDP is designed to enable the local planning authority, presumably in consultation with the Coal Authority, to decide whether a given coal resource should be afforded protection, or whether a given proposed development has greater weight and needs for society than the need to protect coal resources from sterilisation.</p> <p>The only hard rock currently safeguarded in Flintshire is limestone, which is located outside of the Coal Measures, and is predominantly within the rural and upland areas of Flintshire, and much is located within the Clwydian Range AONB and Halkyn Mountain Commons. The safeguarding area is not intended to prohibit other forms of development, and it is not accepted that the proposed MSA for hard rock will cause other development to be directed to the areas not covered by the MSA policy, i.e., under the coal-fields. The principal driver for development is the historical pattern of development, existing infrastructure and topography. The overwhelming majority of new development will continue to be located in and around the existing settlement boundaries and industrial estates, and the overwhelming proportion of the MSA is not in locations that attracts significant development.</p> <p>The Welsh Assembly Government has accepted that the MSA policy meets the broad objectives and at this stage FCC does not propose to illustrate a MSA for the coal field on the proposals map, or to modify the policy, as this will cause</p>	

# Representations and Responses

# 18 Minerals

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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undue delay in the adoption of the plan and frustrate commencement of the LDP. Instead, FCC will rapidly move to develop and refine the MSA to include opencast coal resources within the forthcoming LDP process. In the meantime, national policy guidance in MTAN2 will have material weight in those instances where there is genuine and realistic potential for pre-extraction of coal.

In conclusion it is stressed that the Welsh Assembly Government are satisfied that the approach regarding mineral safeguarding areas adopted in the Plan is in accordance with Minerals Planning Policy Wales. It is not considered that the objector has raised any overriding evidence which would warrant either further modifications or a further public inquiry

<b>4844 - 19222</b>		<b>The Trustees of the 4th Duke of Westminster's</b>		<b>18 Minerals</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i>	<i>Pol:</i> <b>MIN8 Protection of Mineral Interests</b>  <i>Site:</i> <b>Bryn Mawr &amp; Pen yr Henblas Quarries</b>	<i>Category:</i> <b>Supporting a proposed designation in the Plan</b>	<i>Mod Ref:</i> MOD18/50

Support the inclusion of the additional area of land in and around Aberdo/Bryn Mawr and Pen yr Henblas Quarries as indicated on the revised mineral safeguard area plan.

n/a

Noted

n/a

<b>59 - 18885</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>18 Minerals</b>
<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i>	<i>Pol:</i> <b>MIN8 Protection of Mineral Interests</b>  <i>Site:</i> <b>Bryn Mawr and Pen yr Henblas</b>	<i>Category:</i> <b>Objecting to a proposed designation in the Plan</b>	<i>Mod Ref:</i> MOD18/50

Objects to the inclusion of land within the Minerals Safeguarding area as it is part of the Halkyn Common SAC and these quarries have resident great crested newts which are an EU protected species.

Seeks exclusion of site from minerals safeguarding area

Not accepted. In progressing the Plan, regard has been had to national planning guidance issued by the Welsh Assembly Government. In para 13 of Minerals Planning Policy Wales there is clear recognition that it is important that minerals deposits which society may need are safeguarded. In accordance with the requirements of MPPW the Council has indicated Minerals Safeguarding Areas on its proposals maps, based on geological survey information. Both national planning guidance and Policy MIN8 therefore seeks to protect potential mineral resources from other types of permanent development which would either sterilise them or hinder extraction. The advice in MPPW is clear that 'this does not necessarily indicate an acceptance of working, but that the location and quality of the mineral is known, and that the environmental constraints associated with extraction have been considered'.

That MOD18/50 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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The extension to the Minerals Safeguarding Area at Bryn Mawr and Pen yr Henblas is based on the presence of limestone. Given that both the guidance in MPPW and policy MIN8 seeks to resist new development it is unclear why the objector is concerned about the presence of great crested newts and the SAC designation. Clear guidance on the protection of species such as great crested newts and the protection of SAC's is contained in PPW and TAN5 Nature Conservation and Planning. The UDP also seeks to protect such interests by virtue of policy WB1 Species Protection, WB2 Sites of International Importance and other policies in the Wildlife and Biodiversity Chapter. Furthermore, any new mineral proposals would need to satisfy several policies within the Minerals Chapter. The Modification, which seeks to define a minerals safeguarding area, is not considered, by itself, to have any direct implications for nature conservation interests on the site. The objector has provided no evidence or explanation as to why it is inappropriate to designate a minerals buffer zone on the site.

4844 - 19223	The Trustees of the 4th Duke of Westminster's		18 Minerals
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<i>Nature of Representation:</i>	<i>Para:</i> <i>Settlement:</i>	<i>Pol:</i> <b>MIN10 Mineral Buffer Zones</b>  <i>Site:</i>	<i>Category:</i> <b>Objecting to a proposed policy in the Plan</b>  <i>Mod Ref:</i> MOD18/53
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Reiterate comments made at Public Inquiry stage relating to:  
 1) the wording in the policy is inappropriate, unfair and unreasonable in the absence of any consultation with land owners and operators affected by the proposals  
 2) the minimum distances specified of 100m for sand and gravel sites and 200m for hard rock quarries are arbitrary and do not take into account relevant site specific circumstances  
 3) the buffer zones as defined will prevent any lateral extension to existing operations regardless of merit, impact or other relevant circumstances.

Object to PM because:  
 1. the IR clearly identified the need for further consultation at the PM stage to establish the appropriateness of the buffer zones as defined in the Plan and does not believe this has taken place and that the buffer zones have been designated using the arbitrary distances given in MTAN1. Gives example of the consequences of overlapping buffer zones at Pen yr Henblas and Aberdo/Bryn Mawr.

Seeks amendments to policy and explanation.

1. The Mineral buffer zones have been applied using published guidance set out within Mineral Planning Policy Wales and MTAN1: Aggregates and represents the National Policy Position. The policy will not affect the overwhelming majority of existing minerals or non-minerals development, or any planning permissions which have not yet been implemented, or are still in the process of being implemented.

The distances are those recommended as minimum distances by the Welsh Assembly Government, and provides a benchmark for ensuring that no new sensitive development will be subject to unacceptable levels of blast vibration, noise, dust and visual intrusion, for instance. Where an individual development is proposed which is capable of demonstrating that no unacceptable effects would arise, this can be considered on its own merit, and treated as a departure.

The justification for the distance is that it follows current published government policy advice and guidance. It has been applied to the principal mineral planning permission areas within which operational activities capable of causing disturbance might take place over the lifetime of the mineral working site. Many sites do not have defined areas of

That MOD18/53 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.

Reasons for Representation	Requested Changes	Councils Response	Recommendation
<p>2. the policy as drafted does not include any provision for amendment/variation of buffer zone boundaries to take into account any future variations or amendments to existing planning permissions for mineral workings. Provisions should be made to allow this.</p> <p>3. The buffer zone for Pen yr Henblas quarry does not reflect the true planning permission boundary which extends to the small quarry known as Pen y Garreg quarry to the north of the main permssion as indicated on the attached plan.</p> <p>Further letter advocating the introduction of additional text 'buffer zones do not preclude further expansion of a quarry: however, development at the site of these buffer zones may limit further expansion' as contained in the Denbighshire LDP.</p>		<p>working, or the location of other activities which can give rise to disturbance. The placement of soil and overburden mounds is such an example. If reduced buffer zones are applied, or the boundary used to define buffer zones is reduced because no mineral working is taking place at this moment in time, this could allow sensitive development to be located closer to the mineral working. The downside of this is that in the event that the mineral operations wish to alter and move into "non-operational" areas, they will be prevented from doing so as sensitive development would then exist.</p> <p>The effect of the overlapping buffer zones is overstated, and in practice a "composite" buffer zone would be considered where new mineral working was being proposed. However, each separate site has to maintain a discrete stand-alone buffer zone as situations may arise where a given mineral working ceases to operate, and the remaining mineral working will then rely upon its own buffer zone.</p> <p>In respect of the Council's position on mineral buffer zones the Inspector comments 'This should be considered at the proposed modification stage, when the results of a formal consultation exercise can be considered together with detailed justification for the particular boundaries proposed'. The Council has undertaken consultation on the Statement of Decisions and the Proposed Modifications in the same manner as previous consultation exercises. The opportunity for representations to be made on the issue of mineral buffer zones has been provided. It is not considered necessary or desirable for the adoption of the Plan to be delayed in order for any special consultation arrangements to be undertaken on this issue.</p> <p>2. It is difficult to provide detailed assessments of each mineral working and illustrate this on a proposals plan, as working methods and the nature of the development changes over time, and an acceptable position now may become unacceptable with a change of operator, or other circumstances. Where there is existing sensitive development within a buffer zone, the policy should not preclude alterations or improvements to such development. Designations on the Plan's proposals maps are meant to provide certainty to Plan users and it would be inappropriate for amendments to be made mid way through the Plan period. The preparation of the Local Development Plan provides the opportunity to revisit the delineation of minerals buffer zones.</p> <p>3. The buffer zones have been applied to the principal planning permission areas. In the instance of Pen y Garreg,</p>	

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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this is a small satellite quarry which has been worked out and is separated from the principal Pen y Henblas quarry by a public highway, and it is unlikely that there will be any future mineral extraction from this particular permission area.

In terms of the additional wording from the Denbighshire LDP, it is stressed policy MIN10 does not per se prevent lateral extensions within a buffer zone. Rather, the policy is seeking to prevent lateral extensions where existing sensitive development is present within a buffer zone. It is not considered necessary for the policy or the explanatory text to be amended by the additional wording suggested.

In conclusion it is stressed that the Welsh Assembly Government are satisfied that the approach regarding mineral buffer zones adopted in the Plan is in accordance with Minerals Planning Policy Wales. It is not considered that the objector has raised any significant new issues or evidence, over and above that raised at deposit stage, which would warrant either further modifications or a further public inquiry.

59 - 18999	Klaus Armstrong-Braun	Envirowatch	18 Minerals
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> MIN10 Minerals Buffer Zone	<i>Category:</i> Supporting a proposed policy in the Plan
	<i>Settlement:</i>	<i>Site:</i>	<i>Mod Ref:</i> MOD18/53

Supports new policy.

n/a

Noted

n/a

59 - 18993	Klaus Armstrong-Braun	Envirowatch	18 Minerals
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> MIN10 Minerals Buffer Zones	<i>Category:</i> Objecting to a proposed designation in the Plan
	<i>Settlement:</i> Alltami	<i>Site:</i> Brookhill, Pinfold Lane	<i>Mod Ref:</i> MOD18/53

Objects to the Mineral Buffer Zone at Brookhill Quarry as it is a great crested newt breeding habitat.

not specified

Not accepted. In progressing the Plan, regard has been had to national planning guidance issued by the Welsh Assembly Government. In para 40 of Minerals Planning Policy Wales there is clear recognition that there is often conflict between mineral workings and other land uses and that buffer zones can provide areas of protection around permitted and proposed mineral workings where new development which would be sensitive to adverse impact, including residential areas, hospitals, schools. In accordance with the requirements of MPPW the Council has identified within its UDP, buffer zones around minerals sites.

That MOD18/53 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.

Within a buffer zone MPPW states 'there should be no new mineral extraction or new sensitive development, except

# Representations and Responses

# 18 Minerals

Reasons for Representation	Requested Changes	Councils Response	Recommendation
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where the site of the new development in relation to the mineral operation would be located within or on the far side of an existing built up area which already encroaches into the buffer zone. Other development, including industry, offices and some ancillary development related to the mineral working, which are less sensitive to impact from mineral operations, may be acceptable within the buffer zone'.

Given that both the guidance in MPPW and policy MIN10 seek to resist new development it is unclear why the objector is concerned about the presence of great crested newts. Clear guidance on the protection of species such as great crested newts is contained in PPW and TAN5 Nature Conservation and Planning. The UDP also seeks to protect such interests by virtue of policy WB1 Species Protection and other policies in the Wildlife and Biodiversity Chapter. The Modification, which seeks to define a minerals buffer zone, is not considered, by itself, to have any direct implications for nature conservation interests on the site. The objector has provided no evidence or explanation as to why it is inappropriate to designate a minerals buffer zone at Brookhill Quarry.



# Representations and Responses

Reasons for Representation		Requested Changes	Councils Response	Recommendation
<b>59 - 18980</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>19 Energy, Waste and Pollution</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>EWP3 Renewable Energy in New Development</b>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref:</i> MOD19/8
Supports new policy wording and explanatory text.	n/a	n/a	Noted	n/a
<b>2238 - 19400</b>	<b>Cllr</b>	<b>Patrick Heesom</b>		<b>19 Energy, Waste and Pollution</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i>	<i>Category:</i>	<b>Objecting to a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref:</i> MOD19/22
The objector makes reference to MOD 19/22 in respect of policy EWP6 and makes reference to paras 19.11.14, 19.11.2 and 19.11.3 of the Inspector's Report but does not state what the objection is to, what the nature of the objection is or how the Plan should be changed. Despite several requests for clarification, no response has been forthcoming.		not specified	In the absence of any explanation as to what the objection is it is not possible for the Council to respond.	n/a
<b>59 - 18981</b>		<b>Klaus Armstrong-Braun</b>	<b>Envirowatch</b>	<b>19 Energy, Waste and Pollution</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i> <b>EWP9 Re-using Development Waste</b>	<i>Category:</i>	<b>Supporting a proposed policy in the Plan</b>
	<i>Settlement:</i>	<i>Site:</i>		<i>Mod Ref:</i> MOD19/44
Supports new policy wording and explanatory text.	n/a	n/a	Noted	n/a

# Representations and Responses

# Whole Plan

Reasons for Representation		Requested Changes		Councils Response		Recommendation	
<b>1413 - 19219</b>	<b>Mr</b>	<b>Tony Hughes</b>		<b>Clwydian Range Joint Advisory Committee</b>			<b>Whole Plan</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i>		<i>Category:</i>			
	<i>Settlement:</i>		<i>Site:</i>			<i>Mod Ref:</i> Whole plan	
The Joint Advisory Committee accepts the proposed modifications to the Flintshire UDP		n/a		Noted		n/a	
<b>2350 - 19335</b>	<b>Mr</b>	<b>Mark Newey</b>		<b>Welsh Assembly Government</b>			<b>Whole Plan</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i>		<i>Category:</i>			
	<i>Settlement:</i>		<i>Site:</i>			<i>Mod Ref:</i> Whole plan	
The Welsh Assembly Government has no objections to the proposed modifications.  Reminds the Council about the need for further consideration of a number of issues in a future LDP including the question of safeguarding for energy minerals, gypsy and traveller policy/site allocations and more specific waste site allocations.		Issues to be addressed as part of LDP.		It is noted that the Welsh Assembly Government has no objections to the Proposed Modifications. The issues raised will be addressed by the Council as part of the preparation of the Local Development Plan.		That the Plan be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or the need for further Proposed Modifications.	
<b>3206 - 19344</b>	<b>Ms</b>	<b>Meryl Read</b>		<b>Environment Agency Wales</b>			<b>Whole Plan</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i>		<i>Category:</i>			
	<i>Settlement:</i>		<i>Site:</i>			<i>Mod Ref:</i> Whole plan	
Pleased that previous comments have been taken on board.		n/a		Noted		n/a	
<b>7240 - 19217</b>	<b>Mr</b>	<b>Rhidian Clement</b>		<b>Dwr Cymru Welsh Water</b>			<b>Whole Plan</b>
<i>Nature of Representation:</i>	<i>Para:</i>	<i>Pol:</i>		<i>Category:</i>			
	<i>Settlement:</i>		<i>Site:</i>			<i>Mod Ref:</i> Whole plan	
Pleased that previous comments have been incorporated at the various stages - therefore have no further comment to make.		n/a		Noted		n/a	

## APPENDIX 2

### GEN2 LAND ADJACENT WAR MEMORIAL, GWERNYMYNYDD

#### MOD4/18

The following representations are addressed within the attached report:

<b>Personal ID No.</b>	<b>Rep No.</b>	<b>Type</b>	<b>Objector</b>
2344	19317	O	Rees & Hoult
59	18749	S	Armstrong-Braun

## **Land adjacent War Memorial, Gwernymynydd – MOD4/18**

### **1. Introduction**

1.1 In preparing the Plan, the land adjacent to the War Memorial was one of three potential sites identified by the Council in Gwernymynydd for housing to cater for future growth. All of these were subject to constraints to a greater or lesser degree, although common to all sites at the time of the Deposit Plan was the issue of securing a satisfactory access onto the A494(T).

1.2 Given the uncertainty relating to access to the site and to the scale of development that could be achieved, at the time it was decided to include the site within the settlement boundary rather than to allocate it formally for housing.

1.3 A number of objections were received to the inclusion of the land within the settlement boundary and the Inspector duly considered the site at the Public Inquiry.

1.4 In her report, the Inspector stated ‘...there are doubts as to whether satisfactory access can be achieved. Until it is known whether these highway constraints can be resolved and what area is capable of being developed the land should be excluded from the settlement boundary. If this issue can be resolved the site can be progressed as part of the LDP if it is determined that more growth should take place in Gwernymynydd at that time’.

1.5 The Inspector’s comments have been considered and the Council has therefore decided to exclude the land from the settlement boundary (MOD4/18) for the reasons set out above.

### **2. Summary of Objections**

2.1 One support and one objection to the Proposed Modifications were received. The objection was to the exclusion of the site from the Gwernymynydd settlement boundary. The objectors stated that a report had been commissioned which showed that there are two feasible configurations for providing access to the site from the A494 without causing any disturbance to the War Memorial.

### **3. Response**

3.1 Although the objectors submitted a report with their objection, this stated that ‘neither of the two schemes considered can quite meet all relevant highway design standards and therefore we cannot yet give you absolute confidence at this preliminary stage that highways approval would be achieved’.

3.2 Current Highways advice relating to this site is that the eastern access location is not acceptable to the Welsh Assembly Government however it may be possible to achieve a satisfactory access between the lay-by and War Memorial stone. Although the visibility standards indicated on the Ordnance Survey plan may be acceptable they are not definitively apparent on site. Consequently a topographical survey is required to verify that the 120m (117m) is achievable. At this moment in time such a survey is not available to the Council and this means that there is still uncertainty over whether a satisfactory access can be achieved.

#### **4. Conclusion**

4.1 The site has been the subject of close scrutiny by the Inspector at the Inquiry. The objection made in respect of the Proposed Modifications does not raise any new issues, provide evidence that a satisfactory access can definitely be achieved, or provide an indication of what area can be developed. Given this continued level of uncertainty, the Inspector's comments and the fact that there is no overriding need to provide more housing land in Gwernymynydd, it is not considered appropriate or necessary to amend the settlement boundary to include the War Memorial Site. As the Inspector states, if this issue can be resolved, the site can be progressed as part of the LDP.

#### **5. Recommendation**

5.1 That MOD4/18 be carried forward to adoption on the basis that the objector has raised no substantive new evidence or issues which would warrant a re-opening of the public inquiry or result in further proposed modifications.

### APPENDIX 3

#### GEN2 REAR OF CHESTER ROAD, MANCOT

#### MOD4/24

The following representations are addressed within the attached report:

<b>Personal ID No.</b>	<b>Rep No.</b>	<b>Type</b>	<b>Objector</b>
225	19099	S	Hawarden Community Council
292	19209	O	Fairhurst-Jones
935	19177	O	Winnington
1106	19294	O	Davies
1119	19142	S	Anwyl Construction Company Limited
4625	19201	O	Sargeant AM
6457	19269	O	Tami MP
7580	19078	O	Bennett
7655	19210	O	Graham

## Rear of Chester Road, Mancot – MOD4/24

### 1. Introduction

1.1 In the deposit UDP this site was outside of the Mancot settlement boundary and designated as green barrier. Objections at deposit stage sought both the removal of the site from the green barrier and its inclusion within the Mancot settlement boundary. The Council reviewed the designation of the site and considered that it did not serve a green barrier function and as a consequence Proposed Change 59 deleted the green barrier designation. The site remained outside of the settlement boundary.

1.2 Objections seeking the site's inclusion within the settlement boundary were heard by the Inspector at an Inquiry session on 25<sup>th</sup> September 2007; a related green barrier objection was dealt with by written representations. The Inspector agreed with the Council that the site should not be included within the green barrier but also went a step further and recommended that it should be included within the settlement boundary of Mancot. This recommendation has been taken forward by the Council as Proposed Modification MOD4/24. It should be noted that the site has previously been referred to as Land Rear of Ratcliffe Row.

### 2. Summary of Objections

2.1 Seven objections were received to the Proposed Modification to remove the site from the green barrier and include it within the settlement boundary, as well as two supporting representations. The objections raise a number of issues, which can be summarised as follows:

#### Loss of countryside / local amenity

- Loss of green space around village / open countryside / pleasant environment / village character / mature trees and birds / recreational use
- Site should be protected from development / should be designated green space
- Poor amenity in area: chicken processing plant causes dust, smells and noise

#### Level of growth

- Excess growth in Mancot / over-population / need to retain village status

#### Lack of services

- Village lacks adequate facilities to accommodate more growth e.g. school capacity, doctors, dentists, pharmacy,
- Lack of facilities for youths – increased population would increase anti-social behaviour

## Highways

- Roads incapable of accommodating additional traffic / Chester Road and Leaches Lane already congested
- Road safety concerns: site is close to school / lack of parking / additional access onto Chester Road / lack of footpaths on Chester Road
- Increased air pollution

## Flooding and drainage

- Site and surrounding area liable to flooding, including Chester Road / more development would exacerbate problem / it is difficult to get insurance / drainage infrastructure inadequate
- Sewerage system also inadequate – in heavy rain raw sewerage emerges in properties backing onto site
- The site absorbs rainfall / green barrier designation would prevent flooding worsening

## 3. Council's Response

### 3.1 Loss of countryside

3.1.1 The Inspector has considered whether or not the site should be designated green barrier and has concluded that it "*does not fulfil a green barrier function*" and moreover that it "*forms an integral part of the settlement*" and hence should be included within the settlement boundary (para 4.43.2). She did not consider that it merits protection from development. The resulting green barrier boundary was considered by the Inspector to be "firm and defensible".

3.1.2 In terms of any ecological or recreational interests on the site or issues of amenity, these matters would be addressed through the development control process as part of any proposal that came forward on the site. It should be noted that the modification is to include the site within the settlement boundary and to remove it from the green barrier, not to specifically allocate it for development. Any planning application submitted would be assessed against relevant policies within the Plan and taking into account material considerations such as these. Development that would be unacceptable in relation to these matters would be refused.

### 3.2 Level of growth

3.2.1 The modification is to include the site within the settlement boundary and to remove it from the green barrier, as recommended by the Inspector. It is not proposed to specifically allocate the site for development and hence it would be unallocated 'white land' within the settlement boundary. Any application for development on the site would be assessed against relevant policies within the Plan and taking into account other material considerations. In this context it should be noted that under the terms of HSG3 as modified, development of this unallocated site for housing would only be permissible if justified on the grounds



of housing need as Mancot's allocations provide for over 15% growth over the Plan period.

### **3.3 Lack of services**

3.3.1 In terms of the perceived lack of facilities within Mancot and whether it is suitable in principle to accommodate further development, the Inspector has stated "*Mancot may be a relatively small settlement compared to some of its larger neighbours with a comparatively limited range of services and facilities, but it is not in a remote rural location. It is closely related to the wider Deeside built up areas with their range of employment, services and facilities. In the Flintshire context I find it to be a sustainable location*" (para 11.75.3).

### **3.4 Anti-social behaviour**

3.4.1 As detailed above, the Modification is to include the site within the settlement boundary and not to specifically allocate it development. In any event, there is no reason to suppose that anti-social behaviour would be increased as a result of development on this site, subject to appropriate design. The Council would expect that any proposals for the site would take full account of best practice in 'designing out crime', as promoted in TAN12 paragraphs 5.17 (2009), and there does not appear to be any inherent characteristic of the site itself that would hinder the application of such design principles.

### **3.5 Drainage and highways**

3.5.1 As detailed above, the Proposed Modification is to include the site within the settlement boundary, not to allocate the site for development. Issues raised by objectors in relation to traffic and road safety, flooding and drainage, would be dealt with through the development control process as part of the determination of any planning application that may come forward for the site. Development that would be unacceptable in relation to these matters would be refused. While these detailed issues have not been considered in depth by the UDP Inspector because allocation of the site was not sought by any parties at the inquiry, she does state, "*if issues such as flooding, access and the like can be overcome I consider there are no sound reasons why it should not be regarded as a windfall site and developed within the plan period*" (para 4.43.3).

## **4. Conclusion**

4.1 The Inspector has considered the characteristics of the site and has concluded that it forms an integral part of the settlement and that it does not merit protection from development in the development plan. However it is not proposed to specifically allocate it for development and the more detailed objections submitted would be more properly considered as part of the development control process. None of the objections have raised any new issues or evidence that would warrant a re-opening of the public inquiry or further

Proposed Modifications in relation to the revised settlement boundary and resulting green barrier.

**5. Recommendation**

5.1 That MOD4/24 be carried forward to adoption on the basis that the objections raise no substantive new issues that warrant a re-opening of the public inquiry or further Proposed Modifications.

## APPENDIX 4

### HSG1(25) SOUTH OF RETAIL PARK, BROUGHTON

#### MOD11/20 & 11/44

The following representations are addressed within the attached report:

Personal ID No.	Rep No.	Type	Objector
129	19304	O	Gibbons
130	19306	O	Gibbons
131	19307	O	Gibbons
165	19322	O	Williams
166	19323	O	Quinlan
197	19310	O	Gibbons
3885	19326	O	Freeman
7705	19312	O	Owen
7706	19314	O	Jones
7710	19331	O	McFarlane
7712	19333	O	Pemberton

## **HSG1(25) South of Retail Park, Broughton – MOD11/44**

### **1. Introduction**

1.1 The housing allocation HSG1 (25) South of Retail Park was proposed in the Deposit Unitary Development Plan in 2003. The site generated a significant response from the local community who raised concerns about a whole range of issues.

1.2 These were considered as part of the UDP Public Inquiry following which the Inspector, having considered all the issues raised by objectors concluded that the housing allocation HSG1 (25) should remain within the plan. The Inspector agreed that HSG1 (25) should be reduced in size given that planning permission had been granted in part for an improvement to the A55 interchange resulting in the allocated area reducing from 9.9 hectares to 9.4 hectares. The Inspector also proposed the change that all housing allocations in Category B settlements (this includes Broughton) should accommodate development at a minimum density of 30 units to the hectare. This change by the Inspector results in an indicative capacity of 280 units.

### **2. Summary of Objections**

2.1 The plan changes detailed above were advertised as proposed modifications (MOD 11/20 & MOD 11/44) and received 11 representations of objection. The issues raised are summarised as follows:

#### **Need**

- Broughton will grow by 19% as a result of the Inspector's recommendations. This exceeds the indicative growth band of the settlement. Broughton does not have sufficient infrastructure to support this level of growth. The sustainability of the settlement for employment could be hindered given current uncertainties over Airbus, the largest employer in the area.
- The IR amends the site area and yield to 9.4ha/280 units and amends the site boundary. Whilst the Inspector has an argument for growth the wish to increase the no. of units by 60 is negated by the Compound Site which balances the need to increase the units total on the land South of the Retail Park.

#### **Density of Development**

- The proposed increase in indicative site yield is unacceptable, particularly if the developer includes a landscape buffer zone, open space, landscaping, and possibly provides land for a new medical centre. The

yield should be reduced to take account of the land needed for a landscape buffer of adequate width.

#### Agricultural Land

- The site is grade 3a agricultural land and should not be developed unless no other land is available. The Council has not exhausted all options relating to identifying alternative sites within the County. The identification of alternatives is not a matter for objectors.

#### Extension of Settlement Boundary

- The site is outside of the settlement boundary. Development is not normally permitted in the open countryside. Where development is permitted in the open countryside it is appropriate to include extensions of residential curtilages. The Council should therefore afford existing residents adjoining the site extensions to their gardens. This would have the effect of further reducing the developable site area.

#### Housing to meet Local Needs

- The allocation should include types of housing appropriate to local need, with priority given to pensioner's bungalows given the ageing population of the area. This has implications for the density.

#### Healthcare

- Existing medical facilities are already overloaded and major re-development is needed before any increase in population.

#### Education

- The existing schools are overcapacity and existing facilities will be insufficient to cope with additional pupils. Community schooling and medical facilities could not accommodate the rise in the local population. A financial contribution to the school would not be adequate. Making land available for a new medical centre would be dependant on the local health board's plans, which do not presently include consideration of a new practice in Broughton.

#### Highways and Vehicular Access

- There would be major pressure on the single usage of the roundabout to the North of the site. Road safety and congestion issues have not been adequately addressed and remain a serious consideration in light of the A55 upgrade. At busy periods roads in the area are gridlocked particularly around local schools.
- There are no existing walking or cycling routes on the site as it is undeveloped. The only potential pedestrian links to adjoining residential areas would be through the country park, which is unsafe. Land ownership and possible compulsory purchase issues relating to access issues remain unresolved. Walkways and cycle links - were omitted from

the original proposal and would need to be accommodated, thus reducing the area of land.

#### Drainage

- Drainage infrastructure is insufficient to cope with additional development and it will be important that this issue is explored further prior to designation for development.

#### Phasing of Development

- The development would have a major impact on the existing residents of Broughton and requires careful consideration at development control stage and adequate public consultation. Development should be phased to lessen the immediate impact.

#### Affordable Homes

- Affordable housing / housing for the older population - needs to be taken into consideration when determining unit numbers as this will also impact upon the figures.

#### Types of Homes

- There must be a limit placed on the number of 3 storey dwellings so as not to impact heavily on the residential figures.

### **3. Council's Response**

3.1 As previously stated the Council has already considered objections to HSG1 (25) and the reasoning and justification for proposing the housing allocation HSG1 (25) has been rigorously assessed at Public Inquiry before an independently appointed Planning Inspector. The Inspector's Report contains full consideration of the key issues (pages 362-365) together with the Inspectors recommendation that HSG1(25) be retained within the plan but should be modified to reflect changes to the site boundary and the indicative density of development. In considering the representations submitted as part of the Proposed Modifications many of the issues raised have already been considered within the Public Inquiry. The Council's formal response to individual points of objection are listed below and the Inspectors Report is quoted wherever appropriate to identify which of the issues have or haven't been previously considered.

#### **3.2 Need**

3.2.1 The Council considers that Broughton is at the centre of a strategic area of growth (the 'Dee Triangle') as recognised by the Wales Spatial Plan and West Cheshire-North East Wales Sub Regional Spatial Strategy. Over the last decade or so, the Broughton area has seen a number of major developments come forward, that have played a key role in improving and sustaining the region's

economy. Of particular note are: the large-scale expansion of Airbus' wing manufacturing facilities, including construction of the new A380 West Factory; the construction of Broughton Shopping Park and its subsequent establishment as a shopping destination of regional significance; and the re-development of Hawarden Industrial Estate at Manor Lane. In addition to the above, consent has been granted for a significant extension to the Shopping Park and development of the Warren Hall Business Park has recently begun.

3.2.2 Given the importance of Broughton within this economic context, it is vital that sufficient housing provision is made in the area to cater for the expected growth in the workforce. Broughton is capable of accommodating further growth and is a sustainable location for it, given the availability of services and facilities and good public transport. Options for the expansion of the settlement are, however, constrained by the strategic green barrier to the south and east which compliments the Cheshire Green Belt; the Hawarden Airport Safeguarding Area to the north and west; and the lack of brownfield site development opportunities. The proposed UDP housing allocation HSG1 (25) is therefore considered to represent the best opportunity for future growth in the settlement.

3.2.3 Following the Public Inquiry the Inspector has considered the scale of housing growth within Broughton (see para 11.57.4) and considers that the scale is appropriate, but has also recommended that an additional housing site be identified (ie the Compound Site) within Broughton. The Inspector concluded that previous development plus HSG1(25) would result in 17% growth for Broughton. The Inspector also recognised that the allocation of the land to the West of Broughton Retail Park (the Compound Site) would result in a further 2% growth and that cumulatively these developments would exceed the indicative growth band for Broughton. Whilst the Inspector accepted that the scale of development proposed exceeded the growth band for this Category B settlement, she considered that it was not excessive especially when considering the strategic development opportunities for development in Broughton.

### **3.3 Density of Development**

3.3.1 The indicative capacity of development (ie 280 homes) is to aid in calculating what capacity is being made across the County to meet housing needs. This density assumption does not take into account the need for pedestrian walkways, cycle links, public open space, highways and other associated facilities. Ultimately it will be a matter for the development control process to assess the appropriate design and scale of development on the basis of and this will ultimately mean that the indicative capacity of 280 dwellings may not be the final agreed scale of development.

3.3.2 The Inspector's recommendation to change the indicative density of housing allocations within Category B settlements is in line with national planning guidance in England and Wales, where there is a presumption to make the most efficient use of land.

### **3.4 Agricultural Land**

3.4.1 Whilst acknowledging the classification of this land the Inspector stated that “in the absence of previously developed land or land in lower agricultural grade in the area the need to provide additional housing in Broughton outweighs the agricultural land considerations” (see 11.57.7 of the Inspectors Report).

### **3.5 Extension of Settlement Boundary**

3.5.1 The development plan process allows the Council to reconsider existing settlement boundaries to accommodate future development. Such a process is necessary if current and future housing needs are to be met and as a logical consequence of allocating new housing sites such as HSG1 (25) the settlement boundary has been extended to include such sites.

### **3.6 Housing to meet Local Needs**

3.6.1 The Unitary Development Plan policy HSG1 (9) Housing Mix and Type will aid in ensuring that in assessing new proposals, developments incorporate an appropriate mix of dwelling size, type and affordability to meet identified housing needs. The precise design and mix of homes on this site is however a matter of detail which will be dealt with through the development control process.

### **3.7 Healthcare**

3.7.1 In proposing HSG1 (25) the Council consulted with the appropriate medical authorities and no objections were received which would raise issues of medical capacity. However in the consideration of the planning application for the development of HSG1(25) Land to South of Retail Park land will be set aside for the provision of a medical facility to meet existing and future residents needs. This is as far as the planning system can go to secure provision in the absence of an identified medical need from the statutory health body.

### **3.8 Education**

3.8.1 The issue of capacity at local schools was examined at the Public Inquiry to identify whether sufficient provision was in place to meet existing and future residents needs. The Inspector considered that sufficient capacity existed at the time to cater for additional pupils generated by the development of HSG1 (25) (see 11.57.5). The Council remains of the opinion that sufficient capacity either still exists or can be put in place through developer contributions negotiated through the development control process.

### **3.9 Highways and Vehicular Access**

3.9.1 Vehicular access to the site together with the general impact of the development on the wider highway network both in terms of highway capacity and highway safety, were considered by the UDP Inquiry. The Inspector considered that the site HSG1 (25) is well placed with regard to the regional road network and there is no evidence to support claims that existing volumes and



traffic speed would have an unacceptable impact on traffic movements or road safety (see 11.57.6).

3.9.2 As part of assessing the planning application 038189 which proposes 260 new dwellings on HSG1 (25) the Council has assessed the highway impact of the development and its conclusions are that the development has no unacceptable impacts on the highway network or highway safety. The Council is also undertaking work to investigate the potential cumulative highway impacts of development within the wider Broughton area, and this work will inform the final recommendation in relation to planning application 038189. Notwithstanding this, in relation to the UDP, the principle of the allocation is acceptable in highway terms.

### **3.10 Drainage**

3.10.1 The issue of drainage was considered by the UDP Inquiry and the Inspector concluded that the relevant bodies responsible for providing drainage and sewerage had not objected, nor was there any evidence to substantiate the assertions made regarding drainage and water capacity problems (see 11.57.5).

### **3.11 Phasing of Development**

3.11.1 HSG1 (25) South of Retail Park is a large housing allocation and it will take time for the site to be developed and completed. The impacts of development activity can be controlled via conditions attached to any potential planning permission. It is not appropriate for the development plan to specify any such conditions in relation to a housing allocation and these matters should be dealt with through the development control process. Equally the specific issue of phasing development on the site is part of the development control process and can be controlled either by condition or S106 agreement.

### **3.12 Affordable Homes**

3.12.1 HSG1 (25) South of Retail Park is a large housing allocation and it is anticipated that any development here will include onsite affordable homes in accordance with Policy HSG10 Affordable Housing within Settlement Boundaries. The precise nature of the onsite provision is again more appropriately dealt with at the development control stage taking account of advice from housing colleagues.

### **3.13 Types of Homes**

3.13.1 HSG1 (25) South of Retail Park is a large housing allocation and it is anticipated that there will be a mix of different types and sizes of new homes built to meet various housing needs. This could include 3 storey development however any such buildings will be appropriately located to ensure development does not have an unacceptable adverse impact on existing properties. It is not appropriate for the development plan to specify planning conditions in relation to a housing allocation within the text of the plan since these matters should be dealt with through the development control process.

#### **4. Conclusion**

4.1 Following consideration of the above it is clear that these issues have already been considered at the UDP Public Inquiry before an independently appointed Inspector. Having considered the issues the Inspector concluded that the site should remain within the plan.

#### **5. Recommendation**

5.1 It is recommended that MOD11/20 & MOD11/44 be carried forward to adoption on the basis that the objections raise no substantive new issues that would warrant a re-opening of the public inquiry or further Proposed Modifications'.

## APPENDIX 5

### HSG1 COMPOUND SITE, BROUGHTON

#### MOD11/45

The following representations are addressed within the attached report:

Personal ID No.	Rep No.	Type	Objector
321	19123	O	Mycock
325	19125	O	Mycock
501	19190	O	Broughton & Bretton Community Council
4625	18956	O	Sargeant
6457	19150	O	Tami
7567	19059	O	Wynness
7573	19065	O	Hughes
7585	19084	O	Meir
7594	19104	O	Harvey
7595	19105	O	Harvey
7611	19131	O	Cassell
7625	19159	O	Astbury
7638	19176	O	Dutton
7642	19183	O	Mack
7652	19205	O	Mack
7664	19229	O	Neilens
7668	19238	O	Robinson
7689	19272	O	Bailey

## **Compound Site, Broughton – MOD11/45**

### **1. Introduction**

1.1 The Compound Site comprises approximately 1.8 ha and lies between Broughton Retail Park to the east and Simonstone Road to the west. It was used as the construction compound whilst the retail park was being constructed. There is a landscape bund between the site and Simonstone Road, which was a condition of the retail park planning permission.

1.2 In the deposit draft UDP, the site was designated as a green space under Policy L3. Development Securities objected to this designation and put the site forward as a housing omission site. The Inspector considered the issues raised in detail at the Public Inquiry on 11<sup>th</sup> December 2007 and consequently recommended allocating the site for housing on the basis that:

- although the inclusion of the land would increase growth levels by some 2% which would slightly exceed the indicative growth band it would be acceptable given the range of facilities and employment opportunities in the area;
- that if the area is designed to provide a buffer between the housing development to the west and the Retail Park there is no reason why the development of an appropriately designed housing development would conflict with that purpose; and
- that there is no need for the buffer between the Retail Park and housing to the west to be so extensive.

1.3 The Council accepted the Inspector's recommendation and Proposed Modification 11/45 allocates the site for housing with a site area of 1.8ha and yield of 54 units on the basis that the site represents a sustainable location for development given the range of facilities and employment opportunities in the area.

### **2. Summary of Objections**

2.1 19 objections were received to the Proposed Modification raising a range of issues summarised as follows:

#### Traffic

- there has already been a massive increase in volume, size and speed of traffic, especially on Bretton Lane
- there is already traffic chaos with cars from Airbus using Tesco car park
- sometimes it is impossible to cross the by-pass from Wynnstay Road, traffic lights are needed
- traffic problems at this location will not ease until the proposed interchange is built

#### Housing commitments

- existing housing commitments such as the development rear of the Boulevard and windfall sites already take housing growth beyond the indicative growth band of 8-15%
- why is such development needed?
- designation for housing would mean the indicative growth band is exceeded by 2% and therefore isn't needed

#### Services / infrastructure

- impact on health services
- impact on schools
- there is a sewerage / drainage capacity problem in Broughton exacerbated by the loss of 'green fields'
- insufficient capacity to allow future expansion
- there hasn't been an increase in services and amenities i.e. doctor's surgeries, school capacity, dentists comparable with house building

#### Green space / green barrier

- green barrier land should remain as such and not be used for any type of development
- loss of buffer between the housing and retail park
- the land should be used for landscaping or another purpose but not retail development
- developing a site previously classed as green barrier would increase noise and visual intrusion from the shopping park
- in the original retail park planning permission it was identified that a green barrier should be retained between existing housing and the retail park, with a requirement for a planted earth bund and large protective green barrier. Any houses would be sandwiched between the earth bund and retail park and not afforded the required level of screening

#### Other

- Broughton's status as a village comes under threat
- light pollution
- such development could take place on land between the nearby petrol station and bridge path
- impact on nearby residents
- Development Securities have since sold part of the site to Aldi, and applied for permission to build a hotel and restaurant on part of the site – they only sought designation for housing as a step nearer being able to develop the site for commercial or retail use
- Flintshire County Council failed to enforce the fact that the compound use was temporary and the site was supposed to be returned to its original state

- the name 'compound site' is misleading and suggests permission was granted for this use
- even though use as a compound was supposed to be temporary, the Inspector refers to a precedent having been set for development
- the inspector refers to the area of land being an eyesore – this should not be a reason to support the re-designation of this area of land to brownfield for housing development. It could be improved by repositioning the boundary fence and undertaking a landscaping scheme
- the two houses mentioned as having been granted permission are separated from the retail park by the green barrier and planted bund.
- the houses on one side of Simonstone Road look directly over the site and in winter there would be no barrier to new development
- the area is overdeveloped commercially and a further 54 dwellings will turn it into a concrete jungle
- the retail park is not integral with the community of Broughton

### **3. Requested changes**

- don't build houses on green barrier land / withdraw the Proposed Modification
- a buffer between the retail park and existing residential area is essential – retain the site as green barrier
- existing roads could not cope with additional traffic
- take enforcement action

### **4. Council's Response**

#### **4.1 Traffic**

4.1.1 The site is well placed with regard to the regional road network and no objection has been received from the Chief Highways Officer in relation to the Proposed Modification. In response to the more specific points raised the Chief Highways Officer made the following comments which indicate that the issues raised in relation to this site can be overcome:

- The issue of increasing traffic on Bretton Lane has previously been raised however there is no easy means of restricting the movement of cars/vans on publicly maintained highways. To combat HGV traffic a weight restriction would be necessary and such a proposal would be dependent on the agreement of Flintshire County Council, the Police and Cheshire West and Chester City Council.
- With regard to difficulties crossing the A55 from Wynnstay Road there is a current proposal to provide a controlled crossing point on this section of road as part of the consideration relating to the housing development between the A55 and Broughton.

- The points raised in relation to Airbus and the new interchange are not specific to this site and are considered more applicable to all new development proposals in this area.

## **4.2 Housing commitments**

4.2.1 Broughton is a Category B settlement with a good range of facilities and employment opportunities in the area and is an accessible location close to the A55. It is the second largest Category B settlement in the Plan with unequalled access to employment and services than any other Category B settlement in Flintshire. Category B settlements have an indicative growth band of 8-15%. The indicative increase in capacity at the allocation south of the retail park takes the growth rate to 16.3%, and the additional allocation takes the growth rate to 18.9%. Although this is above the indicative growth band, the Plan's spatial strategy seeks to concentrate development in the larger towns and villages which have easier access to more facilities / services and which are likely to be served by better public transport. In addition, Broughton lies within a strategic area of growth (the 'Dee Triangle') as recognised by the Wales Spatial Plan and West Cheshire-North East Wales Sub Regional Spatial Strategy. Consequently it is considered that the level of growth proposed is sustainable and appropriate.

4.2.2 Over the last decade or so, the Broughton area has seen a number of major developments come forward, that have played a key role in improving and sustaining the region's economy. Of particular note are: the large-scale expansion of Airbus' wing manufacturing facilities, including construction of the new A380 West Factory; the construction of Broughton Shopping Park and its subsequent establishment as a shopping destination of regional significance; and the re-development of Hawarden Industrial Estate at Manor Lane. In addition to the above, consent has been granted for a significant extension to the Shopping Park and development of the Warren Hall Business Park has also recently begun.

4.2.3 Given the importance of Broughton within this economic context, it is considered important and sustainable that housing provision is made in the area to cater for the expected growth in the workforce. Broughton is capable of accommodating further growth and is a sustainable location for it, given the availability of services and facilities and good public transport.

## **4.3 Services / Infrastructure**

4.3.1 Sewerage: Dwr Cymru / Welsh Water has no objection in principle to the development of the site. They have outlined the need to improve the current capacity of the sewerage system which is not in their current work programme. However the developer can fund the accelerated provision of replacement infrastructure or requisition a new sewer as appropriate under Sections 98-101 of the Water Industry Act. These are matters which can be considered within the planning application process and in the light of UDP policies GEN1 General Requirements for Development and EWP16 Water Resources.

4.3.2 Schools: It is accepted that school rolls fluctuate and any increase in demand for educational facilities as a result of the proposed development could be met through a financial contribution from the developer secured through a Section 106 Agreement.

4.3.3 Health: No objections were received from the health board in relation to the proposed modification. In addition, land will be set aside in the nearby allocation South of Retail Park (HSG1 – 25) for the provision of a medical facility.

#### **4.4 Green space / green barrier**

**4.4.1 Green Barrier** - It is noted that some objectors refer to the land as green barrier, though in some instances it is unclear whether they are referring to the fact that the land was previously designated as green barrier or whether they are referring to the loss of land used as a landscape buffer. Both aspects are considered below to ensure that objectors concerns are fully considered.

4.4.2 In the previous adopted local plan, the Alyn and Deeside Local Plan, a large tract of land to the east of Broughton was designated as green barrier. However, this designation was removed in the UDP as the land lost any former green barrier status with the development of the retail park. In the draft UDP the site was designated as a green space which acted as a buffer between two differing land uses, rather than a green barrier as designated in policy GEN5. Given the nature of the representations made it is assumed that the objectors are referring to green spaces and their representations are therefore dealt with as such.

4.4.3 The land to the east of Broughton was originally designated as green barrier in the adopted Alyn and Deeside Local Plan which the UDP will replace. The Green Barriers have been reviewed for the UDP and Topic Paper 3 sets out the Council's approach to green barriers with Appendix 5 of that Paper detailing the results of the strategic review of green barriers undertaken by the Council as part of the preparation of the Deposit UDP. Only land that is necessary to fulfil the purposes of the green barrier designation has been included and given the location of this site between existing housing and the Broughton Retail Park, this site does not fulfil this purpose

4.4.4 This approach is fully in accord with PPW, in particular paragraph 2.6.12, which states: *'In defining green wedges it is important to include only land that is strictly necessary to fulfil the purposes of the policy.'* and *'Clearly identifiable physical features should be used to establish defensible boundaries.'* Paragraph 2.6.13 goes on to state that *'As with Green Belts, when considering green wedges local planning authorities will need to ensure that a sufficient range of development land is available which is suitably located in relation to the existing urban edge and the proposed green wedge.'*

4.4.5 **Green Space** - In the deposit draft UDP, significant area of land around the retail park were designated as a green space (L3–5 Broughton Park Landscape Buffer) and this included the Compound Site. Part of this land was subsequently



included within the permitted extension to the retail park and PC106 reduced the green space accordingly, together with the narrow strip of land fronting Chester Road to the north of S1(10).

#### **4.5 Other**

4.5.1 Whether Development Securities ultimately wanted the site for retail use rather than housing, or whether they have subsequent to the Inquiry decided that is their preferred use is merely speculation by the objector and in any event is not a matter for the UDP process. The Inspector's decision was based on the evidence available to her and her decision to allocate the site was based purely on this and the planning merits of allocating the site for housing. Indeed, once allocated for housing, it would be contrary to policy to then allow retail development without a robust and convincing case. The Council cannot prevent a planning application being submitted for an alternative use, however any application as always will be considered against the relevant development plan policies.

4.5.2 The site name is merely descriptive and intended to identify the site. No assumption about planning permissions can or should be drawn from this. Many sites and buildings have names which do not necessarily relate to their present use or circumstances.

4.5.3 It is not for the UDP process to consider whether or not enforcement action should be or has been taken.

4.5.4 The Inspector did not recommend that the land be re-designated as brownfield, rather that the land was suitable for housing and for the reasons given should be designated as a housing allocation, namely that Broughton is capable of accommodating more development, is a sustainable location and that the green space designation on this site is not appropriate.

4.5.5 As the Inspector stated, if the area is required to provide a buffer between the housing development to the west and the Retail Park, there is no reason why the development of an appropriately designed housing development would conflict with that purpose (para 11.94.6 Inspector's Report).

4.5.6 It is a key consideration in relation to any new development that it is well integrated with existing houses nearby. Relevant policies and guidance in the UDP will be used to ensure that any application is appropriate in terms of its landscaping and layout and that, for example, certain appropriate space about dwellings are established. These are development control matters, as is the relationship of the site to the Retail Park.

## **5. Conclusion**

5.1 The site has been the subject of close scrutiny by the Inspector at the Inquiry. The objections made in respect of the proposed modification are not considered to have raised any new issues or evidence which would fundamentally undermine the acceptability of the allocation in principle. The detailed issues raised can be, and are indeed more, appropriately dealt with as part of the development control process.

## **6. Recommendation**

6.1 That MOD11/45 be carried forward to adoption on the basis that the objections raise no substantive new issues that warrant a re-opening of the public inquiry or further Proposed Modifications.

## APPENDIX 6

### HSG1 OVERLEA DRIVE, HAWARDEN

#### MOD 11/55

The following representations are addressed within the attached report:

Personal ID No.	Rep No.	Type	Objector
59	18799	S	Armstrong-Braun
225	19101	O	Barnes
230	19109	O	Jones
398	19110	O	Jones
1272	19285	O	Fogerty
1736	19283	O	Dillon
1739	19213	O	Hughes
2155	19035	O	Barton
2156	19119	O	Riley
2157	19273	O	Evans
2159	19200	O	Simpson & Cowley
2176	19164	O	Threadgold
2183	19014	O	O'Rourke
2201	19321	O	Carver
2205	19179	O	Davies
2243	19250	O	Gaston
2246	18990	O	Williams
2250	19228	O	Williams
4259	19281	O	Adams
7251	19034	O	Gordon
7272	19175	O	Dibble
7309	19284	O	Harris & Johnson
7330	19132	O	Hall
7335	19124	O	Hall
7339	19239	O	Robbins
7492	18898	O	Oakland
7550	19037	O	Rowlands
7564	19054	O	Ford

7565	19056	O	Carey
7568	19060	O	Salt
7578	19072	O	Wood
7584	19082	O	Jones
7597	19113	O	Cooper
7602	19120	O	Peet
7604	19121	O	Bennett
7608	19128	O	Field
7612	19134	O	Bennett
7627	19161	O	Ellis
7631	19167	O	Threadgold
7632	19168	O	Threadgold
7639	19178	O	Beaumont
7640	19180	O	Beaumont
7651	19204	O	Jones
7657	19212	O	Jolly
7662	19221	O	Finegan
7671	19245	O	Brooks
7673	19247	O	Welch
7674	19248	O	Welch
7675	19251	O	Irving
7681	19292	O	Carver
7688	19270	O	Gaston
7690	19274	O	Gaston
7692	19277	O	Irving
7695	19279	O	Howe
7696	19286	O	Brereton
7697	19287	O	Parsons
7698	19288	O	Parsons
7699	19289	O	Hood
7700	19291	O	Riley
7715	19338	O	Jones

## **Overlea Drive, Hawarden – MOD11/55**

### **1. Introduction**

1.1 The deposit consultation period demonstrated that there was significant pressure for development in Hawarden from the number and extent of omission sites put forward, all of which related to land within strategic green barriers. Given this position and the fact that the deposit Plan had no allocation at that time due to constraints, the Council sought to review its position in relation to green barriers in order to identify a potential site that could meet local housing demand without impacting on the function of the green barriers around the settlement and the character of the settlement itself.

1.2 The Council removed the land at Overlea Drive from the green barrier at the Proposed Changes stage as it accepted that the logical boundary of the green barrier would be to follow along the railway embankment and the small stretch of hedgerow to the north west of land at Overlea Drive. It was felt that removing the site from the green barrier would not undermine its purpose of preventing coalescence between Hawarden and Ewloe and Shotton / Aston.

1.3 The land was not allocated at the Proposed Changes stage due to the constrained visibility at the junction onto Gladstone Way measured against relevant standards at that time. However it was the Council's view that the principle of residential development on this site was acceptable and the site was therefore included within the settlement boundary.

1.4 The publication of Technical Advice Note 18: Transport in 2007 revised the visibility standards for urban areas meaning the potential junctions now satisfied the revised standards and also removed the constraint to allocating the site. This was a point referred to by the Inspector in the Public Inquiry when responding to objectors to the Proposed Change. The Inspector commented '*access constraints prohibited PC40 allocating the land for housing...those concerns have been resolved...the technical impediments to the development of the site have been addressed and it is appropriate to amend the settlement boundary to include this land.*'

1.5 The allocation of the land to the south of Overlea Drive was advertised as a Proposed Modification to the Plan (MOD11/55).

### **2. Summary of objections**

2.1 The issues raised by objectors to MOD11/55 are summarised as follows:

#### Green barrier

- The loss of green barrier land will create one vast urban and industrial sprawl whereas the settlements should remain separate.

#### Open countryside

- The loss of open countryside will result in an intrusion into the rural surroundings, removing the rural setting. The green fields round off the estate without the need for housing, whereas the inclusion of the area appears to be due to it making a neat circle on the map.

#### Traffic

- Congestion.
- Parking problems.
- Dangerous access and the lack of an identified technical solution at the junctions of Blackbrook Avenue and Fieldside with Gladstone Way.
- Bennetts Lane is used as a shortcut.
- Inadequate highway infrastructure.
- Narrow roads.
- Problems with road safety.
- Road subsidence.
- Development will affect surrounding roads including Penlan Drive and the wider area of Hawarden.
- The reasons why the previous planning application was unsuccessful still apply and the existing residents should be put first - overwhelming public objection must be taken into account.

#### Infrastructure

- The current drainage and sewerage system is inadequate to cope with additional development in particular around Blackbrook Avenue, Braeside Avenue and in the lower part of Overlea Drive.
- Welsh Water has stated that the drainage system in the area is incapable of absorbing further housing.
- The electricity supply is also inadequate for present needs.
- The proposed modification should include new infrastructure.

#### Facilities

- There is no capacity at the medical practice, school and dentist to accommodate new residents.

#### Housing

- No housing need because the area is already highly developed and overpopulated.
- Large developments are not suitable in a small village.
- The development would result in pressure for additional development behind Overlea Drive and Vickers Close.

- New development will also affect the character of the neighbourhood which is older and more established.

The fields are used as recreational and amenity land.

#### Environmental

- The effect of the proposal upon the environment and wildlife (i.e. badgers and bats).

#### Detailed matters

- The development of the site will result in overlooking, loss of privacy and loss of light.
- The adjacent railway embankment will be unstable having had its trees recently cut down.

#### Alternative sites

- There is other land in the green barrier which would have easier road access i.e. either side of Bennetts Lane from the Railway Bridge to Aston Hall Lane; either side of Bennetts Lane from the Railway Bridge to Gladstone Way; North side of Cross Tree Lane from Gladstone Way to the cemetery.

### 3. Council's Response

#### 3.1 Green barrier

3.1.1 With regard to the removal of the land from the green barrier, the Inspector looked into the matter in great detail as part of the UDP Public Inquiry and acknowledged that the policy position had changed since the last local plan and the 2004 inquiry. The Inspector concluded in paragraph 4.33.12 that '*Green barriers are to protect only key areas of land where it is essential to retain its open character and appearance. I do not find that this land constitutes such a key area. Its removal does not reduce the gap of open land between Hawarden and the built up area to the north west. I find the green barrier has been drawn wider than is necessary to prevent the coalescence of these two settlements. For these reasons I also conclude that it is appropriate to amend the green barrier.*' The Council agrees with the Inspector's view that the removal of the site will not harm the green barrier and there is no evidence that development will result in a continuous urban sprawl.

#### 3.2 Open countryside

3.2.1 The site is virtually enclosed by existing housing development immediately to the north, east and south, and the railway embankment to the west. It is the Council's view that the site represents a logical rounding off of the settlement wherein possible development would not harm the adjacent open countryside which is designated as green barrier whilst allowing for a reasonable growth for

Hawarden over the plan period. In considering the inclusion of the land within the settlement boundary the Inspector concluded in paragraph 4.33.4 that *'I do not consider the site as a whole is so visually prominent, or its contribution to the historic setting of Hawarden to be significant enough to preclude its inclusion within the boundary. In view of its relationship to the built up area I consider it is a suitable location for further development to round off this part of the settlement'*. Objectors have raised no new evidence that development of the site would be harmful to the open countryside setting of the settlement.

### **3.3 Traffic**

3.3.1 In the 2004 appeal decision, for residential development, the Inspector concluded that the traffic generated by the proposal would not materially harm highway safety or the free flow of traffic on the approach roads to the site. The UDP Inspector remarked that access constraints prohibited the land being allocated previously but *'those concerns have been resolved... The Blackbrook Avenue/Gladstone Way junction satisfies the revised standards. I understand the visibility at Fieldside/Gladstone Way junction could now be improved to comply with current standards. On this basis it appears that the technical impediments to the development of the site have been addressed and it is appropriate to amend the settlement boundary to include this land.'*

3.3.2 The issues raised by objectors to the Proposed Modification have been considered by the Chief Highways and Transportation Officer who has confirmed that he has no further comments or recommendations to those made for the UDP public Inquiry whereby he stated that he had no objection to the site being allocated for residential purposes.

### **3.4 Infrastructure**

3.4.1 The issues of surface and foul drainage have been considered by the UDP Inspector where she commented in paragraph 4.33.8 of her report that *'deficiencies in the system could be resolved through the appropriate statutory process'*. In any event development would have to satisfy policies GEN1 and EWP16. *'Given that the potential capacity of the sewerage system has been addressed and there is no indication that the costs of resolving the matter would prohibit development I do not consider there is conflict/inconsistency with the criteria in para 9.2.9 PPW (MIPPS 01/2006).'* The issues raised by objectors to the Proposed Modification have been considered by the Environment Agency and Welsh Water and neither has raised an objection. In addition there is no indication from the relevant body that electricity cannot be supplied to the site although again development would have to satisfy policy GEN1.

### **3.5 Facilities**

3.5.1 Objectors have expressed concerns about the range of services and facilities in Hawarden to accommodate housing growth. Hawarden is a category B settlement and has an indicative growth band of 8-15%. The settlement has a good range of services and facilities commensurate with its category B status,



has good accessibility to the County's main road network and to public transport in the form of both bus services and also in so far as Hawarden has a railway station on the Wrexham to Bidston line. Hawarden lies close to Deeside and the County's main industrial area, and is even closer to local employment at St. David's Park in Ewloe.

3.5.2 The concerns regarding pressures on the availability of existing schools capacity and medical facilities were considered at the UDP public inquiry. As previously referred to by the Council, Hawarden has three schools within reach of the site at Overlea Drive and could easily accommodate the likely pupils generated from the site given the current capacity figures. In addition having consulted the Chief Education Officer, he has raised no objection to the proposed modification. The UDP Inspector was also satisfied that sufficient capacity was projected to exist in local primary schools and Hawarden High School as referred to in paragraph 4.33.9 of her report.

3.5.3 In relation to health and dental facilities, the Local Health Board has raised no objections to the proposed modification or in the past, when consulted. In general terms the Inspector notes elsewhere in her report at para 2.1.18 that the funds available to health boards and the provision and distribution of their services are not within the control of the planning authority. She also comments in relation to a range of settlements that difficulty in accessing doctors and dentists is a common problem (e.g. at paras 11.37.4, 11.50.4, 11.68.5). These factors do not justify restricting growth in the settlement.

### **3.6 Housing**

3.6.1 The Inspector has accepted in relation to policy STR4 that there is a need for 7,400 new dwellings in the County over the Plan period. The Inspector also supported the Plan's spatial strategy in apportioning that need for housing to those settlements able to sustainably accommodate further growth. The Council sees Hawarden as a sustainable settlement illustrated by its category B status. Hawarden has an indicative growth band of 8-15% and as the Inspector acknowledged in para 4.33.10 '*development would enable growth of 9.5%, which is acceptable, bearing in mind the significant restrictions on development elsewhere in Hawarden.*' Policy GEN1 and policies in the design chapter provide guidance on the integration of new development.

3.6.2 The land referred to by objectors behind Overlea Drive and Vickers Close is designated as green barrier, which serves to protect this open countryside location from development. It is not considered that objectors have raised any new evidence as to the need for development, the level of growth in the village or that development will be out of character with the settlement.

### **3.7 Recreational land**

3.7.1 The Inspector commented in para 4.33.9 that '*the land is in private ownership and, apart from the public footpath, is not open to public access.*

*Including the area within the settlement boundary will not impact upon the public right of way.* Policy AC2 will ensure that the public right of way is integrated into the development of the site, the details of which are more appropriately dealt with at the development control stage.

### **3.8 Environmental**

The objectors state that the site features a number of trees, hedgerows, a pond and protected species. However, as there are no statutory or non-statutory environmental designations affecting the site it is the Council's view that the Plan's policies provide a framework with which to address the retention of such features both in terms of their landscape and wildlife value at the development control stage, and these are not matters which affect the consideration of the principle of development. This view was shared by the Inspector who commented '*...wildlife interests, are detailed matters that will be subject to numerous policies in the plan including GEN1, WB2...*'

### **3.9 Detailed matters**

3.9.1 Issues such as overlooking, loss of light and ground stability are detailed matters which do not affect the consideration of the principle of development. Such matters can be resolved through the development control process after being considered against the relevant plan policies e.g. GEN1, HSG8 and EWP15.

### **3.10 Alternative sites**

3.10.1 The Inspector has considered numerous omission sites in Hawarden as part of the Inquiry, however due to their location within the green barrier and the potential impact upon the historic setting of the settlement, the Inspector has recommended allocating the land south of Overlea Drive in preference to other sites. New sites introduced by objectors at the proposed modifications stage cannot be considered at this late period in the plan's preparation as objections can only be made to the Proposed Modifications themselves and not to any other part of the Plan.

## **4. Conclusion**

4.1 The Council's view, which has been supported by the Inspector's conclusions and recommendation, is that the objection site does not fulfil the functions of a green barrier and given the site's degree of enclosure and relationship to the existing settlement, it represents a logical and sustainable extension to the settlement of Hawarden. Given that the only constraint which prevented the site's allocation has been resolved, the site is capable of being developed within the Plan period and in doing so, will work towards ensuring that the Plan's housing requirement is achieved within the Plan period. It is not

considered that objectors have raised any substantive issues over and above those considered by the Inspector.

## **5. Recommendation**

5.1 That MOD11/55 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.

## APPENDIX 7

### HSG1(39) BRIDGE FARM, HOPE

#### MOD 11/57

The following representations are addressed within the attached report:

Personal ID No.	Rep No.	Type	Objector
7704	19308	O	Mullock
7667	19236	O	Grundy
7666	19235	O	Noden
7665	19230	O	Moss
5745	19260	O	Hope Community Council
5731	19234	O	Jones
1692	19087	O	Tudor Court Residents
1316	19133	O	Jones
1138	18934	O	Cadwalader
0944	18797	O	Martin

## **HSG1(39) Bridge Farm, Hope - MOD11/57**

### **1. Introduction**

1.1 The site was allocated for housing in the deposit draft Plan with a site area of 1.3ha and a yield of 25 units. The yield for the site at that time was restricted by highways constraints. As part of the consideration of representations it became clear that the site area had been incorrectly recorded and should have been 1.9ha. The Chief Highways officer also advised that the capacity of the site could be increased to 48 units on the basis of road improvement works which had been agreed in principle. The Council therefore addressed these issues as part of Proposed Change 324. The Inspector recommended that the allocation be modified by PC324 and also that all allocated sites should achieve a density of 30 dwellings per ha. These recommendations were accepted by the Council and incorporated into proposed Modification 11/57 which increased the site area to 1.9ha and the indicative yield to 57 units.

### **2. Summary of Objections**

2.1 The 10 no. objections to the Proposed Modification raise a number of issues which can be summarised as follows:

#### Need

- No need for additional houses given the length of time properties in Hope have been for sale
- The number of properties for sale in Hope is the same as the original allocation for 25 units on the site
- The proposal suggests that Hope is a suitable location for Wrexham / Chester commuters which will increase commuting and congestion. These authorities should address their own housing needs

#### Highways

- The modification suggests that highways works have been agreed / done but questions when they were agreed, what works were agreed and were residents consulted
- Increased traffic on Tudor Court and Fagl Lane as a result of increased density on site representing a danger to residents' children given that the road was only designed to serve 8 dwellings
- Level of traffic using Fagl Lane, including HGV's and congestion at junctions with A550 / Hawarden Road and A541 (no mention in Inspectors Report of the former)
- Highway safety implications of various hazards along Fagl Lane including Civic Amenity site, cemetery and on-road parking near school and shop (lack of public parking)
- Increased use of Fagl Lane by HGVs as a result of re-opening quarry (up to 100 lorries per day) or alternative proposals for nature and leisure park

#### Local Facilities / Services

- Local health facilities overstretched
- Both schools and the nearby Abermorddu primary school are at capacity

#### Infrastructure

- Inadequate drainage and sewage system

#### Environmental Value

- Pond provides a habitat for great crested newts
- Presence of natterjack toads, adders, birds of prey and nesting birds

#### Density

- 57 dwellings at a density of 30dpha is inappropriate on the edge of a village given the density of existing dwellings and the character of the locality (original density of 25dpha more appropriate)

#### Village Character

- Hope cannot sustain any more development as it has already lost its village character and further housing would damage its attractive natural setting

#### Recreational value

- Use of fields for walking

#### Alternative Sites

- Loss of agricultural land / greenfield sites when various brownfield sites exist within a 5 mile radius (contrary to government policy)
- Exhaustion of quarry in a few years time will result in a large brownfield site being available

### **3. Council's Response**

#### **3.1 Need**

3.1.1 Hope, Caergwrle and Abermorddu is one of the largest category B settlements in the County with a good range of facilities and services and is accessible to nearby retail and employment centres by a variety of means of travel. With an indicative growth band of 8-15% the settlement could accommodate approximately 138 to 259 dwellings. Taking into account the completions during the first 5 years of the Plan period of 38 units, the commitments as at 2005 of 17 units and the allocations at Bridge Farm, West of Abermorddu School and West of Wrexham Road (total of 204 dwellings) the settlement will accommodate growth of 15% over the Plan period. The Inspector commented '*Hope, Caergwrle, Abermorddu & Cefn y Bedd is a defined category B settlement with an indicative growth band of 8 – 15%. Completions,*

*commitments and allocations will result in growth of some 13% assuming a capacity of 48 dwellings for HSG1(39). I understand the education and medical facilities are adequate to deal with the projected growth in the settlement. The bodies responsible for providing them have raised no objection. I consider the level of growth to be appropriate bearing in mind the range of facilities available'. The Council accepts the Inspector's recommendation to retain the allocation and considers that even with the increased indicative density for each allocation (taking into account the Inspector's recommendation that all allocations should achieve 30 dwellings per ha, the increased growth of 15% is appropriate for the settlement.*

### **3.2 Highways**

3.2.1 In her Report the Inspector comments '*Highway constraints restricted the site capacity to 25 dwellings. However, improvements to the A541/Fagl Lane junction, which have been agreed in principle, would overcome these constraints and PC324 also increases the site capacity to 48. The development control process could ensure that the junction improvements are in place to accommodate the additional traffic generated by this development and that there is appropriate drainage and sewerage provision'. The Inspector also comments 'Reference has been made to traffic conditions/disruptions on Fagl Lane. However, any inconvenience associated with the school run and visits to the cemetery is over in a short time'.*

3.2.2 The Chief Highways & Transportation Engineer has been consulted on the issues raised by objectors and has confirmed that highway improvement works have been agreed, in principle, at the Fagl Lane / A541 Wrexham Rd junction in the form of a priority junction with right turn facility involving the acquisition of third party land by the developer. Tudor Court is considered in terms of its layout and visibility at the junction with Fagl Lane and carriageway width, to be more than satisfactory standard to cater for dwelling numbers far in excess of the existing eight units. Any significant levels of congestion on the local highway network are likely to be limited to a.m. and p.m. peak times associated with school traffic and are unlikely to occur on a regular basis throughout the day. The Chief Highways & Transportation Engineer is of the opinion that if, and when the junction improvements are complete, a development of 48 units or thereabouts should not create undue problems on the local highway network. Ultimately it will be for development control process to determine through an appropriately designed layout, what is the acceptable level of development and in this context the UDP merely provides guidance

3.2.3 The Council has refused consent for the re-working of the Fagl Lane Quarry and there is no planning permission for or even formal proposal for a nature / leisure park on the site of the quarry. Clearly, if such a proposal were to be submitted, the principle of development would be assessed having regard to the Plan's framework of policies and the highways implications addressed by the Chief Highways & Transportation Engineer.

### **3.3 Local Facilities / Services**

3.3.1 The Inspector commented '*I understand the education and medical facilities are adequate to deal with the projected growth in the settlement. The bodies responsible for providing them have raised no objection. I consider the level of growth to be appropriate bearing in mind the range of facilities available*'. Throughout the Report, the Inspector commented '*I appreciate that services such as doctors and dentists may be in short supply, but this is not just a local problem*'. The Inspector also notes that the Plan went through several rounds of consultation and that no comments were received by the relevant statutory service providers. Notwithstanding issues relating to the capacity of doctors and dentists, the Inspector is clearly of the opinion that Hope, Caergwrle and Abermorddu has a sufficiently wide range of facilities and services to support additional growth over the Plan period.

3.3.2 In addition, whilst acknowledging that pupil rolls at schools fluctuate, there seems to be no insurmountable physical or environmental constraint to additional capacity being provided at local schools, if required via developer contributions. Indeed, the school capacity issue raised by objectors has been considered by the Council's Education Officer who has concluded that development affecting Ysgol Estyn Primary School at Hope could be managed with developer contributions.

### **3.4 Infrastructure**

3.4.1 No objection has been made to the allocation by either the Environment Agency or Welsh Water. The Inspector comments in para 11.70.3 '*The development control process could ensure that the junction improvements are in place to accommodate the additional traffic generated by this development and that there is appropriate drainage and sewerage provision*'. Assessment of any planning application against policies GEN1(h) and EWP15 (c) and (d) would ensure that development has regard to the adequacy of existing public services, would enhance the existing water treatment and supply and would have access to adequate sewerage and sewage treatment facilities.

### **3.5 Environmental Value**

3.5.1 The Council notes that there are species and habitats of ecological value in the vicinity of the objection site. However, policy WB1 seeks to safeguard protected species and their habitats and WB6 seeks to ensure that measures to improve nature conservation value are incorporated as part of development proposals. The Plan therefore has policies with which to address ecological matters as part of the planning application process, at which time more detailed surveys can be undertaken in order to determine whether mitigation measures are necessary. The Inspector comments '*The safeguarding of wildlife and their habitats are matters of detail that can be addressed as part of the development control process and would be subject to other policies in the plan including GEN1 and WB1*'.



### **3.6 Density**

3.6.1 The Inspector recognised in para 11.33.3 '*In line with national guidance, making the most efficient use of land through higher densities is one of the key aims of the spatial strategy*'. In this light, in para 11.167.3 the Inspector considered that a density assumption of 25 dwellings per ha in category B settlements conflicted with this objective of seeking to make the best use of land. The Inspector therefore commented '*(category) B settlements are by definition ones which have a range of facilities and access to services. In other areas of this report I have concluded that minimum densities of 30 per ha in A settlements are acceptable and I can see no good reason why densities should be lower in B settlements*'. The Council accepted that a density of 30 dwellings per hectare should be sought on allocated sites unless there are specific environmental, infrastructure or other constraints which prevent such a yield being achieved. The Inspector addressed all of the issues raised by objectors and nothing in the Inspector's conclusions suggests that a density of 30 dwellings per ha on the site is either inappropriate or impracticable.

### **3.7 Village Character**

3.7.1 Objectors have not put forward any evidence to back up assertions that no further growth can be accommodated in Hope or that it has already lost its village character. In considering an objection for the extension of the allocation the Inspector commented '*The extended site would increase the capacity of the site by a further 100 dwellings and extend the urban form into the countryside to the detriment of its landscape and amenity value*'. However, it is clear that the Inspector did not consider that the allocation would be harmful to the open countryside setting to Hope.

### **3.8 Recreational Value**

3.8.1 The site is crossed by a public right of way which affords access to the countryside on the north western edge of Hope. Policy AC2 'Pedestrian Provision and Public Rights of Way' requires in criterion c. 'any rights of way are retained and integrated sympathetically into the landscaping of the site'. The explanation to the policy adds further advice 'The retention and sympathetic incorporation of a public right of way in a development should be considered from the outset of the design process'. This is clearly an issue which can be addressed at detailed application stage, rather than being an issue which questions the principle of development on the site.

### **3.9 Alternative Sites**

3.9.1 With the exception of the Fagl Lane Quarry, objectors have not identified any of the 'numerous brownfield sites within 5 miles radius of the site'. As part of the Inquiry, the Inspector thoroughly assessed both those allocations proposed by the Council and in excess of 600 omission sites put forward by objectors throughout the County, including a number around Hope, Caergwrle, Abermorddu and Cefn y Bedd. The Council has wherever possible, sought to identify brownfield sites or previously developed land in line with the advice in

MIPPS Housing 'In identifying sites to be allocated for housing in development plans, local planning authorities should follow a search sequence, starting with the re-use of previously developed land and buildings within settlements, then settlement extensions and then new development around settlements with good public transport links'. However, in para 2.7.1 of Planning Policy Wales 'The Assembly Government recognises that not all previously developed land is suitable for development. This may be, for example, because of its location, the presence of protected species or valuable habitats or industrial heritage, or because it is highly contaminated'. Given the rural nature of much of the County, and the lack of suitable brownfield sites, it has been necessary in some settlements to allocate greenfield sites.

3.9.2 In para 4.47.6 of her Report the Inspector agrees with the Council's approach, commenting '*Both national and UDP policy recognises that the priority should be for the development of brownfield land, but when that is not available it is inevitable that greenfield sites must be developed. The combination of constraints and/or location of brownfield sites in Flintshire together with the spatial strategy which seeks to provide a spread of housing development through the settlements means that in some locations such as Mynydd Isa, for development to take place it must be on greenfield land.*

3.9.3 The issue of agricultural land was considered by the Inspector '*The Agricultural Land Classification Maps indicate the land as being Grade 3 land but there is insufficient evidence before me to reject the allocation on the basis that it would be considered as amongst the best and most versatile.*' No objection was made by the Welsh Assembly Government to the site in terms of loss of agricultural land. The objectors have produced no further evidence on agricultural land quality which warrant the allocation being reconsidered.

3.9.4 An application for the reworking of the nearby quarry was refused in 2008 and the Council is currently addressing the future restoration and after use of the quarry. Given the poor relationship of the quarry with the existing form and pattern of development in the settlement, its likely ecological value and its location within a C2 flood risk zone, it is not considered that development for housing would be looked upon favourably. In the absence of any evidence to the contrary, and taking into account the Inspector's assessment of omission sites in and around the settlement, it is considered that the most appropriate sites for housing have been allocated in the Plan.

#### **4. Conclusion**

4.1 It is not considered that the objections have raised any new issues or evidence that would suggest that the indicative density for the allocation is inappropriate in the context of the site or the level of growth in the settlement.

**5. Recommendation**

5.1 That MOD11/57 be carried forward to adoption on the basis that the objections raise no substantive new issues that warrant a re-opening of the public inquiry or further Proposed Modifications.

## APPENDIX 8

### HSG1(41) WEST OF ABERMORDDU SCHOOL, ABERMORDDU

#### MOD11/59

The following representations are addressed within the attached report:

Personal ID No.	Rep No.	Type	Objector
74	19098	O	Mr and Mrs McKinlay
942	18915	O	Mr and Mrs Morrow
5712	19320	O	Mrs Rachel Edwards
7373	19327	O	Cllr H. Isherwood
7453	18738	O	J B Vaughan
7501	18918	O	Mr David G Hughes
7539	19022	O	Mr Norman Locke

## **HSG1(41) West of Abermorddu School, Abermorddu – MOD11/59**

### **1. Introduction**

1.1 Land West of Abermorddu School, Abermorddu was proposed as a housing allocation by the Council at the Deposit stage of the UDP in 2003. Abermorddu, and Cefn y Bedd together with Caergwrle and Hope have been identified as one Category B settlement for planning policy purposes. As part of the consultation exercise on the Deposit Plan 32 objections were lodged in respect of the site. Two of the objections were heard at an Inquiry session on 31<sup>st</sup> October 2007. The remainder were dealt with via the written representations procedure. In her report the Inspector recommended there should be no change to the deposit plan and that the site should remain in the Plan as a housing allocation.

1.2 The Inspector also recommended that all housing allocations in Category B settlements should be capable of accommodating development at an indicative average density of 30 units per hectare. This change results in a potential increase in the number of dwellings on the site from 33 to 39. Consequently this has been consulted upon once more as a Proposed Modification (MOD11/59).

### **2. Summary of Objections**

2.1 The five objections to the Proposed Modification raised issues which can be summarised as follows:

#### Highways

- More traffic as a result of increased density on site will increase the danger to school children and pedestrians on Cymau Road where traffic is chaotic.
- Increase in dwellings will add to existing school parking problems.
- Access onto Cymau Lane would be dangerous due to proximity to steep bend.

#### Local facilities

- Abermorddu Primary School appears to be at capacity, more houses would put pressure on school where children are in temporary classrooms. Castell Alun High School is full.
- The demand on GP and Dental practices is high.

#### Infrastructure

- Inadequate drainage system whereby built development will add to the problems.
- Sewerage system is overloaded.

- The site is a natural soakaway and there is concern about possible flood risk.

#### Open Countryside

- Site comprises of flat amenity land and building on it would effectively join two communities with no green belt between them.
- A Greenfield site should not be built on as it may lead to other adjacent Greenfield sites being developed in future.

#### Recreational Value

- The land is well used for walking and playing and as a park or green space.

#### Environmental Value

- Land towards Caergwrle contains bluebells which is a protected species and part of ancient woodland.
- Presence of trees, birds and animals on fields. Hope cannot sustain any more development as it has already lost its village character and further housing would damage its attractive natural setting
- Landscape around the heritage site in Caergwrle would be affected if it was bounded by houses.
- The Council has already blocked the way up to the Castle.

#### Need/Village Character

- Village is overdeveloped.
- The total number of dwellings on this site together with those proposed for on the Land West of Wrexham Road would totally change the character of Abermorddu and will be over-providing for houses – a 30% cut back is needed.

#### Miscellaneous

- The Public footpath into Wyndham Drive is misused by vehicles avoiding the traffic lights which will increase if the site access is to be opposite the footpath.
- Lack of clarity regarding the proposed site.
- More discussion is needed with the Community Council and local residents.

### **3. Council's Response**

#### **3.1 Highways**

3.1.1 The Council's Chief Highways and Transportation Officer (CHTO) raised no objection to the housing allocation when consulted in 2002 subject to adequate visibility sightlines being achieved. The CHTO was reconsulted in June 2006 and was satisfied that the then required standard of visibility of 4.5 m x 90m

could be achieved from the existing highway frontage. As the site is located within a deemed built up area with access being potentially derived from a class 3 highway subject to a 30mph speed limit, it would now be appropriate to impose the lesser standard of visibility of 2.4m x 40m as required by the newly revised TAN 18 (Wales).

3.1.2 Issues of traffic and road safety were considered by the Inspector who concluded at paragraph 11.72.5 of her report that the Council's highways officer does not object to the traffic impact this allocation would have on the local highway network and confirms that access to the site could achieve the required standards. The Inspector also commented that *'from my experience congestion associated with school runs is generally brief in nature'*. As regards the issue of congestion near the school the Council contends that given that this relates to the short school peak times and should it be deemed necessary, then it may be possible for parking provision to be provided as part of any subsequent planning application for the development of the site.

### **3.2 Local Facilities**

3.2.1 In Hope, Caergwrle, Abermorddu and Cefn y Bedd (HCAC) cumulatively there is an excellent range of facilities and services commensurate with its Category B status. This issue was addressed at the Inquiry via paragraphs 6.6 of the Council's oral Inquiry proof and paragraphs 7.3 – 7.4 of the Council's written Inquiry proof. The Inspector commented at paragraph 11.72.4 of her report *'I understand the education and medical facilities are adequate to deal with the projected growth. The bodies responsible for providing education and health care have raised no objection. The allocation does not extend onto the adjacent school playing field or land'*. Throughout the Report the Inspector's commented *'I appreciate that services such as doctors and dentists may be in short supply, but this is not just a local problem'*.

3.2.2 In addition, whilst acknowledging that pupil rolls at schools fluctuate, there seems to be no insurmountable physical or environmental constraint to additional capacity being provided at local schools, if required via developer contributions. Indeed the school capacity issue raised by objectors to the Proposed Modification has been considered by the Council's education officer who has concluded that development affecting the Primary School at Abermorddu could be managed with developer contribution. The impact on Castell Alun High School from this development along with others in the settlement would also necessitate a developer contribution, which would need to be at a higher rate than the standard formula to address the accommodation provision required. However this issue does not present an insurmountable constraint on development subject to the sums required being obtained.

### **3.3 Infrastructure**

3.3.1 No objection has been made to the allocation by either the Environment Agency or Welsh Water. Concerns expressed regarding the foul drainage pumping station being overloaded at times were considered at the Inquiry. In

responding to consultation on the Plan, Dwr Cymru Welsh Water (DCWW) stated that there are plans to alleviate this in their 2005-2009 business plan and this was acknowledged at paragraph 11.72.6 of the Inspector's report where she noted DCWW's intention to address the sewerage pumping station capacity and that *'other mechanisms exist to address such problems'*. In any event issues raised by objectors regarding drainage and flooding would be dealt with through the development control process under UDP Policies GEN1 (i) and EWP17. DCWW are satisfied that Plan policies adequately protect its interests and that improvements to infrastructure are capable of being made either through a section 106 agreement, or via a sewer requisition as part of section 98 of the Water Industries Act, either of which will involve contributions from a developer.

### **3.4 Open Countryside**

3.4.1 The issue of the loss of open countryside, green barrier and a greenfield site was considered through evidence presented at the Inquiry. At paragraph 11.72.6 of her report the Inspector acknowledged the preference to use brownfield sites in order to minimize the take up of greenfield sites and loss of countryside. However she noted that *'since such land is not necessarily in the appropriate location, it inevitably results in the allocation of greenfield sites. The site is on the edge of a residential area adjacent to a school and I do not consider it is poorly related to the settlement pattern or that it is so prominent that development would be obtrusive on it. The site does not affect the green barrier'*.

3.4.2 Development of the land west of the school would not result in the merging of Abermorddu and Caergwrlle. The Council has wherever possible, sought to identify brownfield sites or previously developed land in line with advice contained in national planning guidance. However given the rural nature of much of the County, and the lack of suitable brownfield sites, it has been necessary to allocate Greenfield sites. Therefore the UDP makes adequate provision for housing throughout the County and in HCAC without the need to develop other Greenfield sites within the plan period.

### **3.5 Recreational Value**

3.5.1 The site comprises of agricultural grazing land to which there is no public access at present. It does not contain any play equipment and has not been identified as a green space in the Council's Open Space Survey (May 2007). HCAC quantitatively contain sufficient open space in terms of national standards. Immediately to the west of the site is a network of public footpaths leading to the rising ground beyond it, which will not be affected by development. The open space requirements to serve development on the site itself will be considered through the development control process in accordance with relevant Plan policies. Such provision may also benefit existing residents, for example, by virtue of linkages to the public footpath network on the lower slopes of Hope Mountain.



### **3.6 Environmental Value**

3.6.1 The wildlife issue was not raised at the deposit stage. However there are no statutory or non statutory environmental designations on the site itself. Immediately to the west there is a non statutory local wildlife site. Policy WB1 seeks to safeguard protected species and their habitats and WB6 seeks to ensure that measures to improve nature conservation value are incorporated as part of development proposals. The Plan therefore has policies with which to address ecological matters as part of a planning application. Furthermore in considering objections to the allocation west of Wrexham Road HSG1 (41a) evidence on this issue was presented to the Inquiry by the Council (paragraphs 7.12 and 8.9 of the Council's proof refer) and by an objector (an Ecological Assessment was submitted by the Trustees of ES Clark). The Inspector concluded at paragraph 11.73.11 of her report that the land is not of such ecological value to outweigh the need to allocate the land to meet the future housing needs of the County and this defined settlement. At paragraph 11.73.12 she noted that the impact of development on wildlife habitats will be considered through the development control process should development proposals come forward.

3.6.2 The site is not affected by any statutory or non statutory landscape designations. Harm to the historic character of this part of the settlement was considered at the Inquiry in relation to the land west of Wrexham Road. Evidence from the Council's Head of Conservation and Environment presented to the Inspector, stated that the Wrexham Road allocation is not likely to have a significantly damaging effect on the Caergwrle Conservation Area and its setting and viewpoints to and from Caergwrle Castle. The site west of the school is no closer to the Castle than existing development in Abermorddu, or the proposed allocation west of Wrexham Road nor is it at a higher level than that development. In hearing objections to the loss of views of the Castle from Cymau Road the Inspector concluded at paragraph 11.72.6 that the loss of views is not a planning matter. Access to Caergwrle Castle has not been blocked by the Council and it remains publicly accessible, as confirmed by the Council's Acting Head of Countryside Services.

### **3.7 Need/Village Character**

3.7.1 HCAC is one of the largest category B settlements in the County with a good range of facilities and services and is accessible to nearby retail and employment centres by a variety of means of travel. The Inspector has accepted that there is a need for 7,400 new dwellings in the County and that sufficient land has been provided to meet this over the Plan period. The Inspector also supported the Plan's spatial strategy in apportioning that need for housing to those settlements able to sustainably accommodate further growth.

3.7.2 At paragraph 11.72.2 of her report the Inspector stated that *'it is appropriate that HCAC which is a Category B settlement with an indicative growth band of 8 -15% caters for some of those housing needs. Completions,*

*commitments and allocations will result in growth of some 13%. I consider such a level of growth to be appropriate for this settlement bearing in mind the range of facilities that are available'. The Council accepts the Inspector's recommendation to retain the allocation and considers that even with the increased potential density for this allocation together with the allocations on land West of Wrexham Road and Bridge Farm (taking into account the Inspector's recommendation that all allocations should achieve 30 dwellings per ha), the level of growth is appropriate for the settlement.*

### **3.8 Miscellaneous**

3.8.1 The Council is not aware of vehicles misusing a public footpath into Wyndham Drive, furthermore there is no evidence to suggest that any misuse will increase if access (which is a detailed matter) to the allocated site is to be opposite the footpath. Enforcement action regarding the misuse, interference or obstruction of public footpaths is not within the remit of the UDP which is a land use plan.

3.8.2 Land West of Abermorddu School which is allocated for residential development HSG1 (41) has been clearly identified on Proposals Inset Map number 34 in the Deposit version of the UDP which was published for the statutory consultation period between 29<sup>th</sup> September and 10 November 2003. This allowed for a six week consultation period for the public, local residents and interested parties to view and make representations to the proposals. These objections were subsequently heard at the UDP Inquiry where the Inspector recommended the retention of the allocation subject to her recommendations on development densities for allocated sites throughout the Plan area.

3.8.3 All Community and Town councils were provided with copies of the UDP prior to and for the duration of the consultation period. Should the site be subject of a formal planning application at some point in the future, then the Community Council together with local residents will be given a further opportunity to comment upon and influence any development of the site as part of the development control process.

## **4. Conclusion**

4.1 The site has been the subject of close scrutiny by the Inspector at the Inquiry who considered that it relates well to the settlement and that it should remain in the Plan as an allocation. The Proposed Modification results in a potential site capacity of 39 dwellings which is consistent with the Inspector's recommendations on development densities for sites allocated for housing. It is considered that the objections have not raised any new issues or evidence which demonstrates that the scale of the allocation is inappropriate in the context of the site or the level of growth in the settlement. Furthermore none of the objections made in respect of the Proposed Modification are considered to have raised any

new issues or evidence which would fundamentally undermine the acceptability of the allocation in principle. Indeed any detailed issues can and should be more appropriately dealt with as part of the development control process.

## **5. Recommendation**

5.1 That MOD11/59 be carried forward to adoption on the basis that the objectors have raised no substantive new evidence or issues which would warrant a re-opening of the public inquiry or result in further proposed modifications.

## APPENDIX 9

### HSG1(41a) WEST OF WREXHAM ROAD, ABERMORDDU

#### MOD11/60

The following representations are addressed within the attached report:

Personal ID No.	Rep No.	Type	Objector
344	18901	O	Pickering
345	18902	O	Pickering
942	18916	O	Morrow
1211	18747	O	Barber
1477	18904	O	Rowlands
5712	19339	O	Edwards
5745	19261	O	Hope Community Council
6457	18907	O	Tami MP
7299	19155	O	Jones
7363	18725	O	Krassner
7364	18722	O	Bhatt
7369	18858	O	Wynne
7374	18912	O	Stevenson
7442	18720	O	Quick
7444	18723	O	Girdlestone
7445	18724	O	Guest
7446	18726	O	Roberts
7451	18734	O	Cunnah
7452	18736	O	Guest
7453	18737	O	Vaughan
7454	18739	O	Jones
7455	18740	O	Hallam
7456	18741	O	Wells
7457	18742	O	Massey
7458	18743	O	Prydderch
7459	18744	O	Prydderch
7460	18745	O	Prydderch
7461	18746	O	Williams

7469	18839	O	Roberts
7470	18841	O	Pritchard
7471	18844	O	Pritchard
7472	18857	O	Hughes
7473	18860	O	Turton
7474	18864	O	Vaughan
7475	18868	O	Lewis
7476	18869	O	Ankers
7477	18876	O	Harrison
7478	18879	O	Gentle
7479	18881	O	Jenkins
7480	18883	O	Roberts
7481	18884	O	Hughes
7482	18887	O	Wren
7483	18889	O	Lamb
7484	18890	O	Roberts
7485	18891	O	Hughes
7486	18892	O	Thomas
7487	18894	O	Stewart
7488	18893	O	Griffiths
7489	18895	O	Sudworth
7490	18896	O	Sudworth
7491	18897	O	Walker
7493	18899	O	Ellis
7494	18900	O	Hooson
7495	18903	O	Vaughan
7496	18905	O	Cunnah
7497	18906	O	Lamb
7498	18911	O	Barson
7499	18908	O	Wynne
7501	18919	O	Hughes
7534	19017	O	Hanmer
7537	19020	O	Hanmer
7542	19027	O	Prydderch
7629	19163	O	Wrexham Road Abermorddu Petition
7716	19340	O	Evans

## **HSG1(41a) Land West of Wrexham Road, Abermorddu – MOD11/60**

### **1. Introduction**

1.1 Land west of Wrexham Road, Abermorddu was put forward as a housing allocation by the Council at the Proposed Changes stage of the UDP. This was as a result of a review of initial housing allocations following consultation on the deposit UDP. The proposed deposit allocation at Pigeon House Lane in Hope (HSG1(40)) was identified for deletion as part of this review. To make up for the resulting shortfall in housing provision in the area, an alternative site West of Wrexham Road, Abermorddu (HSG1(41a)) was identified.

1.2 The Council published Proposed Change 326 in 2006, which allocated the site for housing. As part of the consultation exercise on the Proposed Changes a number of objections were lodged in respect of the site. A number of these objections were heard at an inquiry session on 31<sup>st</sup> October 2007; others were dealt with via the written representations procedure. In her report the Inspector recommended that the site should remain in the plan as a housing allocation. As the site was not part of the deposit UDP it has been formally advertised as a Proposed Modification (MOD11/60).

### **2. Summary of objections**

2.1 The 64 objections to the Proposed Modification raise a number of issues, which can be summarised as follows:

Landscape, loss of countryside, coalescence

- Loss of fields / open countryside / landscape / views of Hope Mountain
- Resulting continuous belt of development from Wrexham to Caergwrle
- Harm to historic and landscape character of village (proximity to castle)

Recreational value

- walking / playing / only open or green space in village (Council blocked access to Castle)

Wildlife value

- trees, animals, birds, flowers (protected bluebells & orchids)

Highways

- Heavy traffic volume through Abermorddu / difficulty in crossing road / lack of progress with by-pass despite traffic problems / impact of additional access onto Wrexham Road / congestion around school and associated traffic safety issues / safety problems at traffic lights

#### Infrastructure and services

- School capacity at primary and high school (children already in temporary classrooms at primary school and no possibility for extension)
- Lack of facilities and services – shops, health etc

#### Overdevelopment and alternative sites

- Alternative brownfield sites must exist / alternative areas for development in Wrexham e.g. Brymbo.
- Building on green areas and increasing carbon footprint is contrary to government policy
- Village is overdeveloped
- Threat to village life – impact of newcomers on local and rural character

#### Drainage and flooding

- site acts as a natural soakaway for water running off Hope Mountain / already problems arising from sewage system despite drainage system being installed some 8 yrs ago / risk of flooding if site developed

### **3. Council's response**

#### **3.1 Landscape, loss of countryside, settlement coalescence**

3.1.1 Evidence on these matters was presented to the inquiry (para 7.12 of the Council's Inquiry proof) and the Inspector considered at para 11.73.11 of her report that landscape issues and loss of open countryside did not outweigh the need to allocate the land to meet the future housing needs of the County and this defined settlement. She observed that the site's development would not result in the merging of Caergwrle and Abermorddu.

#### **3.2 Harm to historic character**

3.2.1 This issue was considered at the inquiry, when a Memo from the Council's Head of Conservation and Environment was submitted as supporting evidence in relation to impacts on the Caergwrle conservation area and Castle (appendix 3 of the Council's Inquiry proof). The Inspector did not recommend deletion of the allocation on the basis of this issue. The site is no closer to the Castle than existing development in Abermorddu.

#### **3.3 Recreational value**

3.3.1 There is no public right of access to the site at present as it constitutes private land with no rights of way within it. Hope, Caergwrle, Abermorddu and Cefn y Bedd quantitatively contain sufficient open space in terms of national standards. Access to Caergwrle Castle has not been blocked by the Council and it remains publicly accessible, as confirmed by the Council's Acting Head of Countryside Services. The open space requirements to serve development on the site itself will be considered through the development control process in

accordance with relevant Plan policies. Such provision may also benefit existing residents.

### **3.4 Wildlife value**

3.4.1 Evidence on this issue was presented to the inquiry by the Council (see paras 7.12 and 8.9 of the Council's Inquiry proof) and by an objector (an Ecological Assessment was submitted by the Trustees of ES Clark). The Inspector concluded at para 11.73.11 of her report that the land is not of such ecological value to outweigh the need to allocate the land to meet the future housing needs of the County and this defined settlement. At para 11.73.12 she noted that the impact of development on wildlife habitats will be considered in detail through the development control process should development proposals come forward.

3.4.2 The Council's ecologist has raised no objections to the site's allocation. However, she has advised that site has potential for a number of protected species and that ecological surveys will be required to inform any development proposal at development control stage. Wildlife issues are likely to reduce the scale of development that can be undertaken due to the need to include mitigation.

### **3.5 Highways**

3.5.1 Issues of traffic and road safety were considered by the Inspector (see para 7.7 of the Council's Inquiry proof) and she concluded at para 11.73.9 of her report that highway safety would not be compromised by the allocation and that the impact on traffic levels in the area would be acceptable. Detailed aspects of highways infrastructure would be resolved through the development control process.

### **3.6 Lack of facilities and services**

3.6.1 This issue was addressed by the Council in para 7.9 of its Inquiry proof. Hope, Caergwrle, Abermorddu and Cefn y Bedd is a category B settlement with an indicative growth rate of 8-15% over the Plan period. The Inspector noted at para 11.73.3 of her report that growth within this range is appropriate given the range of facilities available within the settlement. At para 11.73.8 she noted that this site is within a reasonable reach of facilities and indeed that it is closer to the facilities within Caergwrle than much of the existing development within Cefn y Bedd. In general terms she noted elsewhere in her report at para 2.1.18 that the funds available to health boards and the provision and distribution of their services are not within the control of the planning authority. She also commented in relation to a range of settlements that difficulty in accessing doctors and dentists is a common problem (e.g. at paras 11.37.4, 11.50.4, 11.68.5).

3.6.2 School capacity issues were addressed at the inquiry (see para 7.10 of the Council's Inquiry proof) and the Inspector noted at para 11.73.10 of her report



the spare capacity at local schools. An updated position has been obtained from the Council's Education department, who have advised that this development along with the other allocation in Abermorddu would in fact require a developer contribution for the primary school. The impact on Castell Alun High School from this development along with others in the settlement would also necessitate a developer contribution, which would need to be at a higher rate than the standard formula to address the accommodation provision required. However this issue does not present an insurmountable constraint on development subject to the sums required being obtained.

### **3.7 Overdevelopment and alternative brownfield sites**

3.7.1 The Council addressed the issue of overdevelopment at paras 7.5 and 7.6 of its Inquiry proof. The Inspector has considered the Plan as a whole and has in general terms accepts the Plan's strategy, settlement hierarchy, and overall housing requirement. She notes in para 11.73.3 of her report that it is appropriate for Hope, Caergwrle, Abermorddu and Cefn y Bedd to cater for some of these housing needs, and she considered the indicative growth band to be appropriate for the settlement. At para 11.73.6 she indicates her satisfaction that brownfield sites have been used wherever possible but notes that there is also inevitably a need to allocate greenfield sites. This is in accord with the search sequence set out in PPW (MIPPS 01/2006), which indicates that settlement extensions may be appropriate in the absence of suitable alternatives. In this context, the Inspector has considered the allocated sites and the others put forward by objectors and has found that it is appropriate that this particular site remain in the Plan. The resulting growth of 13% is within the indicative band.

3.7.2 The Council addressed the question of alternative sites in relation to the present site in paras 7.2, 7.3 and 7.12 of its Inquiry proof. Across the County as a whole, the Inspector has considered several hundred alternative sites put forward by objectors, including a number in Hope, Caergwrle, Abermorddu and Cefn y Bedd. In para 11.73.13 she explicitly stated that on balance she considered it appropriate to allocate this greenfield site.

### **3.8 Drainage and flooding**

3.8.1 The Inspector noted at para 11.73.10 of her report that the bodies responsible for overseeing water, drainage and sewerage matters raised no objection to the allocation. Policies in the UDP will ensure that appropriate infrastructure is put in place to serve the development and mitigate any impact on the locality.

3.8.2 DCWW withdrew its original objections to the Plan on the basis that Plan policies adequately protected its interests meaning that improvements are capable of being made either through a section 106 agreement, or via a sewer requisition as part of section 98 of the Water Industries Act, either of which will involve contributions from a developer, and both of which apply at the development control stage.

#### **4. Conclusion**

4.1 The site has previously been the subject of public consultation and has been closely scrutinised by the Inspector at the inquiry. She considered objections to the site but recommended that it should remain in the Plan as an allocation. None of the objections in respect of the proposed modification are considered to have raised any new issues or evidence that would fundamentally undermine the acceptability of the allocation in principle. No substantive new issues have been raised that would warrant further Proposed Modifications or re-opening of the inquiry.

#### **5. Recommendation**

5.1 That MOD11/60 be carried forward to adoption on the basis that the objections raise no substantive new issues that warrant a re-opening of the public inquiry or further Proposed Modifications.

## APPENDIX 10

### HSG1 ASH LANE, MANCOT

#### MOD11/63

The following representations are addressed within the attached report:

Personal ID No.	Rep No.	Type	Objector
225	19102	O	Hawarden Community Council
332	18917	O	Rogers
395	19025	O	Rowlands
1119	19145	S	Anwyl Construction Company Limited
1271	19001	O	Walker
2201	19263	O	Carver
4625	18910	O	Sargeant AM
6150	19055	O	Ellis
6196	18922	O	Jones
6203	18932	O	Tudor
6210	18985	O	Ridgers
6211	19096	O	Carden
6215	19002	O	Roberts
6245	19253	O	Clubbe
6277	19057	O	Shone
6278	19231	O	Jones
6281	19242	O	Bowen
6282	18926	O	Taylor
6284	19141	O	Jones
6457	19151	O	Tami MP
7437	18711	O	Appleton
7438	18713	O	Rollings
7439	18715	O	Cropper
7440	18718	O	Jones
7441	18719	O	Colley
7443	18721	O	Pritchard

7447	18727	O	Roberts
7448	18729	O	Hughes
7449	18731	O	Bates
7450	18733	O	Parsons
7462	18781	O	Swash
7462	18937	O	Swash
7463	18791	O	Hughes
7464	18801	O	Henderson
7465	18812	O	Morris
7466	18813	O	Hewitt
7467	18814	O	Morris
7468	18838	O	Henderson
7500	18914	O	Bull
7502	18920	O	Owens
7503	18921	O	Williams
7504	18923	O	O'May
7505	18925	O	Owens
7506	18924	O	O'May
7507	18927	O	Chakravarty
7508	18928	O	Chakravarty
7509	18929	O	Jones
7510	18930	O	Bull
7511	18931	O	Tudor
7512	18933	O	Hughes
7513	18935	O	Wright
7514	18936	O	Jones
7515	18982	O	Letman
7516	18986	O	Hett
7517	18987	O	Hett
7518	18988	O	Hett
7519	18989	O	Williams
7520	19000	O	Nugent
7521	19003	O	Roberts
7522	19004	O	Hughes
7523	19005	O	Robins
7524	19006	O	Hughes
7525	19007	O	Hughes
7526	19008	O	Davey
7527	19009	O	Boulton
7528	19010	O	Rogers
7529	19011	O	Hughes
7530	19012	O	Bull
7531	19013	O	Davies
7532	19015	O	Stretch
7533	19016	O	Lammond
7535	19018	O	Smith

7536	19019	O	Cole
7538	19021	O	Barwise
7540	19023	O	Mitchell
7541	19026	O	Freeman
7543	19028	O	Lammond
7544	19029	O	Dovey
7545	19030	O	Dovey
7546	19031	O	Bendle
7547	19032	O	Taylor
7548	19033	O	Wright
7549	19036	O	Baines
7551	19038	O	Wilcock
7552	19039	O	Haslam
7553	19040	O	Rollings
7554	19041	O	Millington
7555	19042	O	Hughes
7556	19043	O	Williams
7557	19044	O	Randerson
7558	19045	O	Millington
7559	19046	O	Randerson
7560	19048	O	Jenkinson
7562	19051	O	Jenkinson
7566	19058	O	Cole
7569	19061	O	Robins
7572	19064	O	Jones
7574	19067	O	Oakley
7575	19068	O	Hughes
7576	19070	O	Ley
7577	19071	O	Ley
7579	19073	O	Hughes
7581	19079	O	Molynenx
7582	19080	O	Brown
7587	19086	O	Wright
7588	19089	O	Jones
7589	19090	O	Birkett
7590	19091	O	Birkett
7591	19092	O	Birkett
7592	19094	O	Jones
7593	19095	O	Wright
7596	19107	O	Barwise
7598	19114	O	Connolly
7599	19115	O	Connolly
7600	19116	O	Jones
7601	19118	O	Connolly
7609	19129	O	Henderson
7610	19130	O	Jones

7613	19135	O	Jones
7614	19136	O	Williams
7615	19137	O	Williams
7616	19138	O	Jones
7618	19146	O	Williams
7619	19147	O	Friend
7620	19148	O	Bond
7621	19149	O	Wainwright
7622	19154	O	Cropper
7623	19157	O	Turton
7626	19160	O	Smith
7633	19169	O	Connolly
7634	19171	O	Edwards
7635	19172	O	Carden
7636	19173	O	Ketelle
7637	19174	O	Sewell-Davies
7641	19181	O	Morgan
7643	19185	O	Pritchard
7644	19186	O	Crilly
7645	19187	O	Crilly
7646	19188	O	Crilly
7648	19199	O	Ley
7649	19202	O	Clemson
7658	19214	O	Oakley
7659	19215	O	Coupland
7662	19220	O	Finegan
7676	19252	O	Roberts
7677	19254	O	Hunt
7678	19255	O	Hunt
7679	19256	O	Wainwright
7680	19257	O	Brown
7681	19258	O	Carver
7682	19259	O	Platt
7683	19262	O	Jones
7684	19265	O	Miotti
7685	19267	O	Davies
7686	19268	O	Davies
7687	19271	O	Burrell
7694	19280	O	Williams
7701	19293	O	Swash
7702	19295	O	Rees
7703	19299	O	Thompson
7707	19315	O	Bond
7714	19337	O	Residents of Brookleigh Ave, Gladstone Way etc

## **Ash Lane, Mancot – MOD11/63**

### **1. Introduction**

1.1 Land at Ash Lane, Mancot, was put forward as an 'omission' housing site by objectors at deposit consultation stage. The Council had included another site in Mancot at Lower Ash Farm as a housing allocation (HSG1(43)). The Inquiry Inspector considered objections to the allocated site at Lower Ash Farm and concluded that it should be deleted from the Plan on account of its landscape impact. However, she recommended that the site to the west of Ash Lane would provide a suitable alternative housing allocation without compromising the strategic green barrier. This has been taken forward by the Council as Proposed Modification MOD11/63.

### **2. Summary of objections**

2.1 The 161 objections to the site raise a number of issues, which can be summarised as follows:

#### Lack of housing need and overdevelopment

- lack of need for more housing in the area / high level of house building in Mancot in recent years / adequate availability of housing in locality such as St David's Park
- growth rate contrary to target growth of 8-15% for Mancot in UDP Strategy (various growth figures quoted) / discrepancies in figures in Inspector's Report
- lack of employment locally

#### Impact on landscape and village character, loss of green space and green barrier

- loss of green fields or green space / contrary to GEN2 and GEN5
- loss of 'green belt' (sic) or green barrier / two villages with distinct and historic identities should be kept separate / merging of Hawarden and Mancot will result in urban sprawl / light pollution
- development will change the semi-rural character of the village and result in loss of identity as a village / impact on community
- development would result in overlooking and loss of privacy / adverse impact on house prices

#### Highways and pollution

- increased volume of traffic / roads are narrow and lack pavements / use of roads as rat-runs / loss of village parking by health clinic / increased on-street parking and implications for emergency vehicles / congestion at school times especially Cross Tree Lane and Ash Lane and Glynne Way
- increased pollution / increased refuse
- development goes against WAG aspirations to reduce car use and carbon footprints

#### Lack of facilities and services

- capacity of or lack of facilities and services – doctors / dentists / school / village amenities
- derelict clinic and garage should be developed into shops to cater for increased population

#### Drainage infrastructure and flooding

- fields often waterlogged during heavy rain and localised flooding occurs / surface water run-off results in flooding in lower Mancot / a special drainage system had to be installed at playing field / loss of floodplain
- poor water pressure

#### Loss of agricultural land

- fertile agricultural land should be protected to ensure future food supply

#### Alternative sites

- off Colliery Lane / adjacent to Willow Park / in Deeside [no details given] / old RAF base Sealand / Lower Mancot Lane / former industrial areas

#### Subsidence

- Area liable to subsidence as a result of previous mining activity / houses on Park Avenue underpinned by NCB

#### Loss of playing field and community facilities

- Loss of playing field and playground / library / health centre / bowling green and village hall

#### Anti-social behaviour

- development will change the social dynamics of area and result in anti-social behaviour / increase in youths congregating on streets

#### Wildlife and ecology

- Wildlife value of trees / hedgerows / fields and presence of protected species (e.g. bats, hares, various bird species) / loss of TPO trees

#### Archaeology

- Archaeological interest associated with St Deiniol's Ash Farm dating back to the 16th century

One supporting representation was also received.



### **3. Council's Response**

#### **3.1 Lack of housing need and overdevelopment**

3.1.1 The Inspector has considered the Plan as a whole and has in general terms accepted its strategy, settlement hierarchy, and overall housing requirement (see para 11.124.2). The Inspector also considered that Mancot is appropriately categorised as a category B settlement and that it is suitable to accommodate some growth (para 11.75.8). The indicative growth band for a category B settlement is between 8% and 15%, while since 2000 there has been only 3.5% growth in the village.

3.1.2 The Inspector noted that past levels of high growth in a given settlement do not necessarily mean that growth over the UDP period should be reduced (para 3.5.38). She observed at para 11.75.3 that Mancot is closely related to the wider Deeside built up areas with their range of employment, services and facilities and therefore she considered it is a sustainable location suitable to accommodate growth (see also para 11.75.8).

3.1.3 Earlier in her report the Inspector notes that there are instances where settlements that were once separate entities now form part of a continuous built up area and share facilities but nevertheless have continued to be treated as separate in planning policy terms, an approach she describes as 'illogical and backward rather than forward looking' (para 3.5.37). In such cases she essentially considers that a more pragmatic approach is desirable, recognising present-day built up areas as well as historic settlements.

3.1.4 The Inspector noted that there is a fluidity between the settlements of Mancot and Hawarden and that they are contiguous with an apparently arbitrary boundary between the two (para 11.124.14). Her approach in recommending the allocation of this site therefore has been on that basis; she did not accept there was an over-riding need to preserve the open area between Ash Lane (Mancot) and Park Avenue (Hawarden). Rather, she considered that the key strategic gap that required protection was to the south, with the historic built up area of Hawarden. She considered the Modification site to be so contained by the built up areas on either side as to have no strategic importance in that context (para 11.124.13).

3.1.5 In this context, with the proposed allocation abutting existing development in both Mancot and Hawarden, and given the 'fluidity' between the contiguous settlements, it is appropriate to consider the site in relation to both settlements in terms of overall growth rates, with the site making a contribution towards both settlements. On the basis of 930 dwellings in Mancot at the Plan's base date and 985 in Hawarden, taking into account completions and commitments as well as the other proposed new allocation at Overlea Drive (MOD11/55) and the deletion of the Lower Ash Farm allocation (HSG1(43)), the total growth rate over the two defined settlements resulting from this proposed allocation would be 19%. This is on the basis of the Proposed Modification site area of 8ha and a density of 30

dwellings per ha. It should be borne in mind however that the site presently contains a football pitch, bowling green and other community facilities, which would be expected to be retained or replaced in the development. These are discussed in more detail below in relation to relevant objections, however the key point in respect of the growth rates is the fact that the developable area of the site if these are excluded is effectively reduced to 6.5ha. By way of illustration, recalculating the combined growth rate for Mancot and Hawarden on the basis of 6.5ha at 30dpha gives a growth rate of only 16.5%.

3.1.6 This growth rate just above the indicative growth bands must also be considered in the context of the wider Deeside area, which is a sustainable location in terms of employment and service provision and transport infrastructure but one in which several settlements are heavily constrained and therefore contribute less to the overall housing requirement than their indicative bands suggest due to a lack of suitable sites (e.g. Queensferry and Shotton). The Inspector considered that the proposed mixed use allocation at Garden City (HSG2A) means that the smaller Deeside settlements need not necessarily exceed their indicative growth bands to compensate for this shortfall (para 11.124.3) but on the other hand she also considered this particular site to be a sustainable location free from strategic constraints that warranted allocation.

### **3.2 Impact on landscape and village character, loss of green space and green barrier**

3.2.1 The Inspector considered that the allocated site at Lower Ash Farm would have a significant adverse impact on the landscape setting of Mancot and therefore recommended its deletion (para 11.75.2). That recommendation has been taken forward as MOD11/62. However, in reaching that conclusion, the Inspector maintained that Mancot was an appropriate location to accommodate more growth in terms of being a sustainable location, as detailed above. She considered the site west of Ash Lane to be the best site to accommodate this growth (para 11.75.8), on the basis that it is so contained by the built up area so as not to be strategically important in separating settlements (para 11.124.13), noting a 'fluidity' between Mancot and Hawarden in this area (para 11.124.14). She considered the key issue for the green barrier in preventing the coalescence of settlements was to retain a strategic gap to the south to maintain the setting of the historic area of Hawarden (para number 11.124.15).

3.2.2 The Inspector noted at para 3.5.38 that 'accommodating growth inevitably brings change' and hence this cannot be avoided given the wider strategic housing requirement. However, it is a function of the development control process to ensure that living conditions of present and future occupiers are not materially harmed by development, and issues such as privacy and overlooking would be fully considered through this process. Anticipated impacts on house prices do not affect the planning merits of the allocation.

### **3.3 Highways and pollution**

3.3.1 The Council's Chief Highways and Transportation Engineer has considered the allocation and has highlighted the fact that there are constraints in the local highway network, particularly to the north; southerly routes are more adequate. While this has not been fully resolved at this stage, this issue can be addressed in detail through the development control process. It is not considered that it presents an over-riding constraint that would prevent development on the site. Any detailed development proposals coming forward for the site would be required to include a full Transport Assessment, which would identify what measures will be taken to deal with the anticipated transport impacts of the scheme and to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport. In recommending allocation of the site the Inspector was mindful of infrastructure issues (para 11.124.16) and saw no reason to believe these would prove insurmountable. Detailed aspects such as parking provision would be dealt with during the development control process.

3.3.2 In terms of aspirations to reduce car use and carbon footprints, the Inspector endorsed the Plan's overall housing requirement and in that context she considered that Mancot is closely related to the wider Deeside built up areas with their range of employment, services and facilities and therefore she considered it is a sustainable location suitable to accommodate growth (see also para 11.75.8). The development control process will ensure that development of the site meets (or exceeds) national and local standards for sustainability in relation to carbon reduction and a range of other matters.

### **3.4 Lack of facilities and services**

3.4.1 In considering the allocated site HSG1(43) the Inspector noted at para 11.75.3 that Mancot is closely related to the wider Deeside built up areas with their range of employment, services and facilities. She therefore considered it to be a sustainable location. Her reasons for recommending deletion of the deposit allocation related to landscape impacts and she noted that other issues raised by objectors to it, including lack of facilities, were not sufficient in themselves to justify deletion of the allocation (para 11.75.3). It is on that basis that she proposed land at Ash Lane as an alternative allocation to compensate for the deletion of Lower Ash Farm.

3.4.2 In general terms the Inspector notes elsewhere in her report at para 2.1.18 that the funds available to health boards and the provision and distribution of their services are not within the control of the planning authority. She also comments in relation to a range of settlements that difficulty in accessing doctors and dentists is a common problem (e.g. at paras 11.37.4, 11.50.4, 11.68.5). These factors do not justify restricting growth in the settlement.

3.4.3 The Council's education department has raised no objections subject to developer contributions to fund additional accommodation requirements arising from the development, most likely at Sandycroft CP and Hawarden High Schools.

### **3.5 Drainage and flooding**

3.5.1 It is known that parts of Mancot village experience drainage difficulties associated with the combined surface water/foul sewerage system. Consultations with Welsh Water at earlier stages in the UDP highlighted constraints with respect to the existing infrastructure which require investment and improvement before any new significant development could be permitted within Mancot.

3.5.2 Evidence on this issue was presented to the inquiry and the Inspector specifically acknowledged the ongoing problems and the fact that DCWW has not yet provided a solution. However, she noted that further development would not necessarily exacerbate the situation and indeed may contribute to improving the situation; Plan policies are in place to address these matters (para 11.75.6). Indeed, DCWW withdrew its original objections to the Plan on the basis that Plan policies adequately protected its interests meaning that improvements are capable of being made either through a section 106 agreement, or via a sewer requisition as part of section 98 of the Water Industries Act, either of which would involve contributions from a developer. DCWW has confirmed this position in response to recent consultation.

3.5.3 The Environment Agency has on record 2 sewage related incidents in Mancot, in 2002 and 2006, and advises that there does not appear to be a significant history of problems in the area. It raises no objections but recommends early liaison by prospective developers with Welsh Water to ensure sufficient capacity exists to accommodate new development.

3.5.4 The EA has also confirmed that the site lies within Zone A of the TAN15 development advice map, indicating that flooding is unlikely to constrain development. Additionally, the site lies outside the EA's own extreme flood outline, and it is not aware of any flooding of the site itself. The Council's Drainage Engineer has advised that surface water flooding does occur adjacent to the B5129 in Pentre where properties have suffered internal flooding after heavy rainfall events in recent years. As surface flows generated by this development would potentially exacerbate the problem, this should be mitigated by limiting surface water and highway runoff to greenfield runoff, using SuDS measures if possible. Subject therefore to appropriate drainage design, development on the site should not materially increase flood risk in adjacent areas and should therefore not impact on the ability of local householders to obtain house insurance. This in any event is a development control matter.

3.5.5 Given that flood risk is a significant constraint elsewhere in the wider Deeside area, this site is relatively 'rare' in the sense of being largely outside of the flood risk area while also being considered acceptable by the Inspector in terms of impacts on strategic green barriers and settlement coalescence.

### **3.6 Loss of agricultural land**

3.6.1 The site is grade 3 agricultural land according to the national land classification maps. However, the Council has reservations about the accuracy of these at the detailed level as much of the adjoining built-up urban area is also classed as grade 3 agricultural land. A detailed survey would be necessary to establish definitively whether the site was sub-grade 3a or 3b. There is therefore inconclusive evidence on whether there is a conflict with PPW, however no objections were received to the Proposed Modification from the Welsh Assembly Government's Agricultural Division.

3.6.2 On balance it is considered that there is sufficient overriding justification for the release of this land given the absence of other more suitable sites in Mancot and Hawarden, as well as the broader strategic objectives of the Plan. It should be noted that the original deposit housing allocation at Lower Ash Farm that has been proposed for deletion in preference to this site is also grade 3 agricultural land and hence not preferable in this respect.

### **3.7 Alternative sites**

3.7.1 Across the County as a whole, the Inspector considered several hundred omission sites put forward by objectors, including a number in the Mancot area, as well as the allocations originally put forward by the Council in the deposit Plan. At para 11.75.4 she notes the absence of brownfield sites within the Mancot settlement boundary and observes the guidance in national policy that greenfield settlement extensions may be appropriate in such circumstances.

3.7.2 The Inspector has considered all the sites put forward in Mancot and nearby settlements and has made recommendations on each one. As detailed above, in the case of Mancot she did not consider the original allocation to be appropriate but considered that the site at Ash Lane was the most suitable location to accommodate growth taking into account all the various constraints and impacts (para 11.75.8).

3.7.3 In terms of specific alternative sites elsewhere in Mancot and in Pentre mentioned by objectors, these are addressed in the relevant sections of the Inspector's report where she gives her reasoning for not recommending their inclusion (see paras 11.124.5 and 11.136.7). The Council agrees with the Inspector's conclusions on these sites. The old RAF base at Sealand has been allocated for high quality employment purposes and this did not attract any duly made objections, either seeking its allocation for housing or on any other matters. The Inspector endorsed the level of employment land provision in the Plan (see para 13.37.3) and the RAF site is a component of this. Where objectors refer to alternatives in Deeside without being specific about which sites they mean it is not possible to comment further save to reiterate that the Inspector considered several hundred housing omission sites across the County including a large number in the Deeside area.

### **3.8 Subsidence**

3.8.1 Essentially this is a technical matter than would not be expected to constitute an insurmountable constraint to development. Any detailed proposals coming forward would be expected to address this issue and UDP policy EWP15 (deposit policy EWP14) contains relevant provisions.

3.8.2 The Council's Minerals and Waste Planning Manager has advised that he does not consider that there is any fundamental reason why the site could not be developed by employing standard construction and design safeguards. He recommends that ground investigations are carried out and that a programme of drill and grout is effected to stabilise and fill near surface voids, and/or developments being required to be situated on concrete raft foundations, with services designed to be able to withstand the effects of minor settlement movement. Any open or near surface filled shafts will need to be identified and suitably capped, plugged or filled, while managed reed beds will be required to deal with any surface outbreaks or issues of mine water.

### **3.9 Loss of playing field and community facilities**

3.9.1 The boundary of the proposed allocation includes the bowling green and playing field, library and clinic. Policies within the Plan seek to protect existing recreational open space (SR4) and existing community facilities (CF1). Policy SR5 also seeks to ensure that all new residential development provides for outdoor playing space.

3.9.2 Any detailed development proposals coming forward on the site would be expected by the Council to include retention of existing facilities in their present locations or relocation to other parts of the site, in conjunction with the provision of new facilities. Indicative layouts submitted to the inquiry showed the bowling green being retained and the playing field being re-located. A development brief will be produced by the Council to indicate in more detail the open space requirements for the site and possible options for meeting these.

3.9.3 The Council's Head of Leisure Services has confirmed his view that the loss of any existing facilities would be unacceptable and that additional facilities to serve any new residential development would also be required. He has indicated a willingness to become involved in a development brief to cover recreation provision for the site.

### **3.10 Anti-social behaviour**

3.10.1 There is no reason to suppose that anti-social behaviour would be increased as a result of this allocation, subject to appropriate design. The Council would expect that any detailed proposal for the site would take full account of best practice in 'designing out crime', as promoted in TAN12 paragraphs 5.17 (2009), and would therefore address this issue. There does not appear to be any inherent characteristic of the site itself that would hinder the application of such design principles. The Police Architectural Liaison Officer would also be consulted on any detailed development proposals.

### **3.11 Wildlife and ecology**

3.11.1 The site is not internationally, nationally or locally designated for its nature conservation value. The Council's Ecologist has advised that the site is predominantly agriculturally improved sheep grazed pasture of little ecological value. The two small fields at the northern end adjacent to the playing field consist of rough grassland with dense overgrown hedges and mature trees; this is the key ecological feature within the site. There are no Tree Preservation Orders affecting the site.

3.11.2 An ecological survey would be expected with any development proposals, which would include proposals for retention or mitigation of key features. The Inspector noted that this is the appropriate approach in these circumstances; in relation to the Lower Ash Farm allocation she considered that investigation and mitigation as part of the development control process could adequately safeguard any wildlife interest (para 11.75.7).

### **3.12 Archaeology**

3.12.1 The Clwyd Powys Archaeological Trust (CPAT) has been consulted on the proposals and, based on a desktop appraisal, has raised no objections to the proposed allocation. It has advised that there appears to be no clear evidence that the area in question contains any significant archaeological remains associated with the nearby sub-medieval house at St Deiniol's Ash. Issues of the setting of the farmhouse and the loss of possibly medieval fields are not considered to be of over-riding importance.

## **4. Conclusion**

4.1 The Inspector has considered and broadly endorsed the Plan's strategy, settlement hierarchy, and overall housing requirement. She considered that Mancot is appropriately categorised as a category B settlement and that it is a sustainable location, comparatively free from constraints, and is suitable to accommodate some growth. Having considered the deposit housing allocation at Lower Ash Farm as well as the numerous omission sites put forward by objectors the Inspector considered that the site at Ash Lane is the most appropriate site to accommodate growth in the area. Development of the site would make a significant contribution to meeting the housing needs of Mancot, Hawarden and the wider Deeside area, without unduly affecting the landscape setting of the existing settlements or compromising the strategic role of the green barrier in protecting the landscape setting of the historic part of Hawarden village.

4.2 Objectors have raised a wide range of detailed objections in respect of the proposed modification that would be considered fully as part of the development control process when determining any planning application that came forward on the site. None of the objections are considered to have raised any new issues or evidence that would fundamentally undermine the acceptability of the allocation

in principle or would warrant further Proposed Modifications or re-opening of the inquiry.

## **5. Recommendation**

5.1 That MOD11/63 be carried forward to adoption on the basis that the objections raise no substantive new issues that warrant a re-opening of the public inquiry or further Proposed Modifications.



## APPENDIX 11

### HSG1 ROSE LANE, MYNYDD ISA

#### MOD11/67

The following representations are addressed within the attached report:

Personal ID No.	Rep No.	Type	Objector
7409	19088	O	Davies
0963	19152	O	McGuill
7259	19050	O	Dixon
7275	19069	O	Cork
7281	19076	O	Jee
7290	19074	O	Shaw
7300	19075	O	Shaw
7350	19143	O	Hughes
7351	19097	O	Davies
7352	19182	O	Ridler
7355	19077	O	Wilcock
7356	19196	O	Lally
7358	19198	O	Bell
0059	18882	O	Envirowatch
7391	19066	O	Mole
7617	19139	O	Carlisle
7672	19246	O	Jewell
7654	19207	O	Parry
7653	19206	O	Davies
7650	19203	O	Fermor
7359	19197	O	Bell
7628	19162	O	Hawke
7708	19324	O	Bloor Homes
7607	19127	O	Edwards
7606	19126	O	Jones
7586	19085	O	White
7583	19081	O	Collard
7570	19062	O	Halliday

7561	19049	O	Mercer
7647	19189	O	Charles
2397	19153	S	North Wales Estate and Development Company

## **Rose Lane, Mynydd Isa – MOD11/67**

### **1. Introduction**

1.1 Land at Rose Lane, Mynydd Isa was put forward as an omission housing site by several objectors at deposit consultation stage. Following consideration of the objections the Council considered that part of one of the objection sites represented a logical rounding off of the settlement wherein possible development would not harm open countryside subject to access and possible nature conservation and landscape issues being considered and overcome. At that time the Council did not consider that the site could be allocated given these issues had been fully resolved. Inclusion within the settlement boundary would provide the opportunity for matters to be fully addressed or overcome and allow for flexibility for further growth in the settlement.

1.2 The Council published PC42 which included the site within the settlement boundary of Mynydd Isa. As part of the consultation exercise on the Proposed Changes a number of objections were lodged in respect of this site. Several of the objections to the inclusion of the site within the settlement boundary (GEN2) were heard by the Inspector at the Inquiry session on 25<sup>th</sup> September 2007. In the run up to the Inquiry session scheduled on 19<sup>th</sup> December 2007 to discuss the allocation of the site for housing, one objector submitted to the Inspector and Council a Proof of Evidence accompanied by a Highways Study and a Landscape and Visual Assessment of the site. The Proof and Highways Study both made reference to the agreement in principle of the Council's Highways Section to the site being accessed via a mini roundabout arrangement at the junction of Mold Road and Mercia Drive.

1.3 On the basis of this new information and the contents of the Landscape and Visual Assessment, it was considered by Officers that there were no planning grounds on which to resist the allocation of the site for housing. A Position Statement on behalf of the Council was submitted to the Inspector with the conclusion 'The Council therefore considers that it has no logical reason to oppose the development of the site as the Council agrees with the principle of development and there are no constraints that would now prevent the site from being allocated'. The Inspector, on the basis of the Council's revised position did not convene the scheduled session. In her Report the Inspector recommended that the site be allocated for housing. The Council accepted the recommendation and Proposed Modification 11/67 allocated the site with a site area of 1.9ha and a yield of 57 units.

### **2. Summary of Objections**

2.1 The 30 no. objections to MOD11/67 raise a number of issues which can be summarised below. Some objections made reference to the lack of notification of either the public inquiry or the Proposed Modifications. Following the

publication of and consultation on the Proposed Changes, some 31 objections were made to the inclusion of the site within the settlement boundary. Further publicity and notification was undertaken in the run up to the public inquiry, at the publication of the Inspector's report and at the publication of the Proposed Modifications. It is not considered that there has been any deficiency in consultation arrangements.

#### Level of Growth

- Site should be left as open countryside as it is not required for the housing figure

#### Access

- Access via a mini roundabout is not possible and would be unsafe
- Increased traffic on Mold Road
- Loss of parking facilities in the service roads on Mold Rd (esp for disabled residents)
- Proposed road layout will force pedestrians past dwellings as they will no longer be able to safely use the existing footway
- Flooding at junction of Mold Rd and Mercia Drive
- Rose Lane and Moel View Road too narrow to provide access to the site (although neither are proposed as a means of accessing the site at present)
- A comprehensive traffic study should be undertaken prior to any agreement on allocating the site
- Feasibility of gaining vehicular access to site as approaches from two housebuilders to purchase an existing bungalow have been rejected
- Proposed traffic calming along Chambers Lane will increase level of traffic along Mercia Drive and onto Mold Rd opposite the development

#### Drainage / Flooding

- New evidence relating to the recent flooding of four properties adjacent to the field
- Valley location collects surface water run off from surrounding areas and problem of rising water table and foul sewers erupting due to inadequate drainage infrastructure
- Increasing frequency of flooding events
- Flooding on Mold Road prejudicial to highway safety
- Mains sewer runs through part of the site
- Development (and the loss of any surface vegetation and soil) will displace water and result in flooding
- The impact of developing the site on existing properties should be looked at more closely before being allocated for housing
- The developer should be required to put in place SuDS.

#### Environmental

- Wildlife value of pond
- Loss of wildlife habitat
- Presence of protected species – badgers, water voles, great crested newts
- Loss of trees and hedgerows

#### Landfill

- Concern about the nature and extent of waste in the former Holywell RDC tip and the health implications of either sealing the waste or treating / removing it.

#### Delivery of Site

- Concern that housing on the site will not be delivered given access difficulties, wildlife / trees and landfill issues
- Site should not be allocated due to uncertainty as to whether the site can contribute to housing numbers in Mynydd Isa

#### Alternative Use

- Suggestion of use for allotments

### **3. Council's Response**

#### **3.1 Level of Growth**

3.1.1 Mynydd Isa is one of the largest category B settlements in the County with a good range of facilities and services and is accessible to nearby retail and employment centres. With an indicative growth band of 8-15% the settlement could accommodate between 66 and 200 dwellings (excluding commitments of 39 units and completions of 49 units). Following the deletion of the 'North of Issa Farm' allocation (MOD11/66) the allocation of land at Rose Lane for approximately 57 units would result in a growth of 7.5% which is below the indicative growth band. The overall need for and level of housing to be provided by the Plan has been considered by the Inspector along with the role that settlements such as Mynydd Isa can perform in meeting this overall need. Following the consideration of a wide range of issues, the Inspector was of the view that the allocation for housing was fully justified and this has been accepted by the Council. Given that the allocation makes up an important part of the Plan's supply of housing land, there is considered to be no justification for the site to revert back to open countryside.

#### **3.2 Access**

3.2.1 In the run up to the Public Inquiry, the evidence submitted in support of the sites allocation contained a Highways Study prepared by specialist consulting engineers. Following extensive consultations, the Council's Highways Section confirmed that they had no objections to the principle of a mini-roundabout

arrangement as a way of serving the site, details of which could be addressed at planning application stage. On the basis of this revised stance, the Council issued a Position Statement to the Inspector to the effect that the Council no longer had any objection to the site being allocated for development.

3.2.2 In her report, the Inspector commented '*Extensive consultations have taken place with the Council about providing an access to the site. The evidence submitted to the inquiry indicates that this can be satisfactorily achieved by providing a mini roundabout on Mold Road. Access directly from Mold Road to the site would not result in either increased vehicular movements on Clwyd Avenue, Overdale Avenue and Rose Lane or the use of sub standard junctions*'. The issues raised by objectors to the Proposed Modification have been considered by the Chief Highways & Transportation Officer who has confirmed that although the principle of installing a mini-roundabout as a means of achieving access to the site has been accepted there are still issues concerning the proposed layout. However, the development control process is the appropriate means by which the detailed access arrangements and issues raised by objectors, as well as the developers control over the necessary land, can be addressed. The principle of securing vehicular access to the site is considered to have been established.

### **3.3 Drainage / Flooding**

3.3.1 The issue of drainage and flooding in Mynydd Isa has been considered by the Inspector in relation to both the North of Isa Farm allocation and the site at Rose Lane. Indeed, a file containing a detailed dossier of flooding events and correspondence was presented to the Inspector by the Local Member at the North of Isa Farm Inquiry session. However, neither the Environment Agency nor Welsh Water submitted objections to the inclusion of the site at Rose Lane within the settlement boundary at Proposed Changes stage (PC42).

3.3.2 The Inspector comments as follows '*Drainage is not only troublesome in the Overdale Avenue area, it is also a perennial problem in Mynydd Isa generally. However, there is no outstanding objection from DCWW and there are policies in the UDP which will ensure that development does not worsen and would potentially improve current conditions. If properly applied, and there is no reason to believe a responsible body like the Council would do otherwise, policies such as GEN1(h), EWP15(c)(d) would ensure development has regard to the adequacy of existing public services, would enhance the existing water treatment and supply and would have access to adequate sewerage and sewage treatment facilities. The provisions of a SUDS would also ensure potential flooding is taken into account*'.

3.3.3 Neither the Environment Agency nor Welsh Water has objected to the allocation of the site at Proposed Modifications consultation stage. Nevertheless, both statutory bodies have been further consulted on the issues raised by objectors. The Environment Agency have confirmed that as part of any planning application a Flood Consequences Assessment would be required for the site

and preferably would wish to see SuDS methods utilised if practicable. Welsh Water has recently undertaken extensive survey and investigative works and considers that the existing network has sufficient capacity to accommodate flows from existing properties. Whilst any increase in flows from new development might have a detrimental impact, Welsh Water is of the view that drainage issues arising from the allocation can be addressed as part of the development control process. There is therefore no evidence to question the broader principles of allocating the site for housing.

### **3.4 Environmental**

3.4.1 The site features a number of trees, boundary hedgerows as well as a pond in the north eastern corner, although there are no environmental designations affecting the site. The Plan's policies provide a framework with which to address the retention of such features both in terms of their landscape and wildlife value e.g. TWH1 & 2 in respect of trees and hedgerows and WB1 in respect of protected species. The Inspector addressed the environmental value of the land in para 4.47.10 of her Report, commenting *'Residents are understandably concerned about the impact on wildlife, but the land is not recognised for its wildlife value at international, national or local level. Further investigation as part of the development control process would confirm whether the nature conservation value of the site is such that development would need to include mitigation measures. Similarly my site visit confirmed that the landscape of the site has little intrinsic value and any proposals for development could include measures for protecting hedgerows, trees and the like. This would be in line with the comments of CCW.'*

3.4.2 In response to the issues raised by objectors, the Council's Tree Officer has been instructed to assess which trees on site are of sufficient amenity value to warrant being the subject of a Tree Preservation Order. The Council's Ecologist considers that there is ecological interest in terms of species rich hedgerows, ditches and wetland although it is not considered suitable for breeding great crested newts. The site though does not meet the Wildlife Site habitat criteria. Ecological surveys will be required to inform development proposals and wildlife issues may limit the scale of development that can be undertaken due to the need for mitigation. This is clearly best addressed at planning application stage against the policies in the Wildlife & Biodiversity Chapter.

### **3.5 Landfill**

3.5.1 A small former landfill site is located adjacent to the eastern boundary of the site, to the west of junction of Clwyd Avenue and Overdale Avenue. In her Report, the Inspector commented *'The evidence is inconclusive on the landfill issue. The Council and EAWs records indicate a small landfill site adjacent to the site on land which is now occupied by 6&8 Clwyd Avenue and 41 Overdale Avenue. The recollection of neighbours is different and they refer to landfill on the site itself. Whatever the reality, I have seen nothing which indicates that past*

*landfill would necessarily preclude development. It seems to me that this matter can be suitably addressed as part of the development control process'.*

3.5.2 In response to the concerns raised by objectors the Head of Public Protection has confirmed that although a household and domestic waste site exists, the exact nature and extent of wastes is not known and it is possible that the boundary of the landfill area extends beyond the area indicated in records. However, the fact that part of the site had a potentially contaminative use historically does not necessarily preclude its development in future. It is the responsibility of a developer to demonstrate that potential land contamination, if present at the site may reasonably be addressed. As part of any planning application a desk top study and intrusive site investigation would be required. It is clear therefore that mechanisms exist for the landfill site to be addressed at planning application stage and that there is no evidence at present that the site cannot be developed.

### **3.6 Alternative Use**

3.6.1 An alternative use of the site as allotments has been put forward by an objector. However, Officers are not aware of any particular need for allotments in the locality and neither has the objector provided any evidence of need for such a facility. Furthermore, there is no evidence as to the suitability of the site to be used for allotments given soil type, ground conditions and the high water table referred to by many objectors. Furthermore, use as allotments would require a vehicular access into the site which would be likely to have to be achieved either via Clwyd Avenue or Rose Lane. Given the absence of any commitment to such a use from the landowner, who is clearly seeking the development of the site, it can be attached little weight at this late stage in the development plan process. Clearly, if the site were to not be developed, the objector could pursue such an alternative use with the landowner and local community.

### **3.7 Site Availability / Delivery**

3.7.1 In considering objections lodged at deposit stage, the Inspector has considered a wide range of issues in detail. In recommending that the site be allocated for housing, the Inspector was clearly of the opinion that a housing allocation was justified in Mynydd Isa, and that the development of the land at Rose Lane was acceptable in principle. None of the issues raised were considered by the Inspector to be of such importance that they called into question its allocation for housing. Indeed, the Inspector was clear that the issues can be satisfactorily addressed as part of the development control process. Following consultations on the issues raised by objectors there is no evidence to suggest that the site is not available and will not be able to deliver development during the Plan period.



#### **4. Conclusion**

4.1 The site has been the subject of close scrutiny by the Inspector at the Inquiry. None of the objections in respect of the proposed modification are considered to have raised any new issues or evidence which would fundamentally undermine the acceptability of the allocation in principle. The issues raised can be and are indeed more, appropriately dealt with as part of the development control process.

#### **5. Recommendation**

5.1 That MOD11/67 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.

## APPENDIX 12

### HSG1(49) CONNAH'S QUAY ROAD, NORTHOP

#### MOD 11/70

The following representations are addressed within the attached report:

<b>Personal ID No.</b>	<b>Rep No.</b>	<b>Type</b>	<b>Objector</b>
7713	19336	O	Kham
7691	19275	O	Collyer
7660	19216	O	Molyneux
7656	19211	O	Hill
7605	19122	O	Foulkes
7571	19063	O	Early
0059	18855	S	Envirowatch

## **HSG1(49) Connah's Quay Road, Northop – MOD11/70**

### **1. Introduction**

1.1 The land at Connah's Quay Rd / Former Petrol Station was allocated for housing in the deposit draft Plan with a site area of 2.1ha and a yield of 52 units. Alongside the consideration of representations, the brownfield part of the allocation comprising the former petrol filling station was granted planning permission for housing (now constructed). The Council published PC329 which amended the allocation to 1.8ha and 45 units. The Inspector recommended that the allocation be retained and modified in accordance with PC329. The Council accepted the Inspector's recommendation and modified the Plan by virtue of Proposed Modification 11/ 70 which specified the new site area and increased the indicative yield to 54 units taking into account the Inspector's recommendation that all allocations should seek to achieve a minimum of 30 dwellings per ha wherever practicable.

### **2. Summary of Objections**

2.1 Objections have been made to the increased indicative density on the allocation for the following reasons:

- the site was considered at Inquiry on the basis of 25dpha and original objections were based on that growth rate for Northop
- no need for or justification of additional dwellings other than to revise the density in line with the Inspector's Report
- there are specific circumstances in Northop which mean that 25dpha is a more appropriate density
- presence of two mature oak trees which require protection and reduce the usable site area and compromises the allocation for 54.
- If allocations on Category B and C settlements are increased to 30dpha, an increase of 20% is attained across the county on these sites, and must create an excess on the required housing number of 7400 in the UDP for which there has been no justification.

### **3. Council's Response**

3.1 The Inspector recognised in para 11.33.3 '*In line with national guidance, making the most efficient use of land through higher densities is one of the key aims of the spatial strategy*'. In this light, in para 11.167.3 the Inspector considered that a density assumption of 25 dwellings per ha in category B settlements conflicted with this objective of seeking to make the best use of land. The Inspector therefore commented '*(category) B settlements are by definition ones which have a range of facilities and access to services. In other areas of*

*this report I have concluded that minimum densities of 30 per ha in A settlements are acceptable and I can see no good reason why densities should be lower in B settlements'. The Council accepted that 30 dwellings per hectare should be sought on allocated sites unless there are specific environmental, infrastructure or other constraints which prevent such a yield being achieved.*

3.2 The Inspector commented in para 11.81.4 '*Northop is a category B settlement where planned growth will be about 22% which is somewhat above the indicative growth band of 8 –15%. However, Northop is a main village with a reasonable level of services and facilities and it is in an accessible location next to the A55 between Mold and Flint. I have taken account of the potential for further growth from windfall developments.... In principle I do not consider the potential level of growth would result in overdevelopment of the village'*. The Inspector addressed issues raised by objectors and nothing in the Inspector's conclusions suggests that a density of 30 dwellings per ha on the site is either inappropriate or impracticable. The increased density assumption results in only a potential further 9 dwellings.

3.3 The claims of objectors as to the scale of overprovision are considered to be exaggerated and unjustified. To put in context the potential scale of the change made to the density assumptions for allocations in all category B and C settlements this will only amount to 270 units County wide. This amounts to less than 3% of the overall housing requirement. This is also a gross density assumption as it will include land within some sites which will not count towards the sites developable area.

#### **4. Conclusion**

4.1 It is therefore clear that it is the development control process that is the most appropriate means to establish the appropriate number of units that can be accommodated on the site having regard to its site specific features. The objectors have raised no new issues or evidence to suggest why a density of 30dpha should not be applied to the site, or why a marginally higher growth is considered harmful to the settlement.

#### **5. Recommendation**

5.1 That MOD11/70 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.

## APPENDIX 13

### HSG1(50) CAE EITHIN FARM, NORTHOP HALL

#### MOD 11/71

The following representations are addressed within the attached report:

<b>Personal ID No.</b>	<b>Rep No.</b>	<b>Type</b>	<b>Objector</b>
285	19300	O	Northop Hall Community Council
1119	19144	S	Anwyl

## **HSG1(50) Cae Eithin Farm, Northop Hall – MOD11/71**

### **1. Introduction**

1.1 Land at Cae Eithin Farm was allocated in the deposit draft UDP with an area of 2.1ha and a capacity of 52 dwelling units (based on an average density of 25 dwellings per hectare for a Category B settlement in the draft Plan).

1.2 At the Proposed Changes stage, PC330M was introduced in relation to the Cae Eithin site and altered the extent of the allocation from 2.1 ha to 3.1 ha and the capacity from 50 to 65 dwelling units. This Proposed Change was introduced in recognition of the fact that there are constraints to the development of the whole of the original allocation due to the presence of wildlife, in particular badgers and possibly great crested newts. At the deposit stage of the Plan, Countryside Council for Wales (CCW) recommended that the boundary of the allocation be reduced to take into account the nature conservation interest of the site. Consequently CCW recommended that the former scrubby coal spoil heap at the south west corner of the allocation is retained undeveloped and is enhanced as a landscape screen.

1.3 Whilst the Council is confident that the need for the protection of the wildlife interest can be addressed at the planning application stage, it was anticipated that the developable area of the site could be reduced by as much as half a hectare to provide the necessary buffer for protection. This would have reduced the capacity to about 40 units and to compensate for this reduction and to make provision for a reasonable level of growth it was considered appropriate to extend the allocation in the draft Plan to incorporate the omission site immediately to the east which comprises 1ha of land. Proposed Change 330M reflected this approach.

1.4 A number of objections were received to the Proposed Change and the Inspector duly considered the site at the Public Inquiry. Issues such as the level of growth were considered in detail and the Inspector recommended the extension of the site as set out in Proposed Change 330M.

1.5 The Inspector commented in paras 11.82.2 and 11.82.3 *'Whilst Northop Hall is comparatively small (650 dwellings), in the Flintshire context, it has a reasonable level of local services/facilities and is relatively close to larger centres. Given these factors I consider Northop Hall to be a sustainable location to accommodate some growth and am satisfied that its categorisation as a B settlement with an indicative growth band of 8-15% is appropriate.....The level of growth now proposed in the plan is not to my mind disproportionate to the size of the village and its range of local facilities.'*

1.6 In addition to this, the Inspector also recommended increasing the density of allocations in all Category B settlements such as Northop Hall from 25 to 30 dwellings per hectare, although it is acknowledged that individual circumstances will vary. This meant that as a guide, given an area of 3.1ha, the site at Cae Eithin could potentially accommodate up to 93 dwelling units. Proposed Modification 11/71 reflects both the increased area and increased density of this allocation in this Category B settlement.

1.7 Proposed Modification 11/71 therefore is to extend the housing allocation to 3.1ha, amend the settlement boundary accordingly and amends the indicative site yield from 50 to 93.

## **2. Summary of Objections**

2.1 One objection was received to the Proposed Modification which relates to the level of growth and increased site area and density proposed for the site. The objector is opposed to the developable area of the site appearing to be 3.1ha, and including the nature conservation buffer zone. The building land was anticipated to be reduced by the buffer zone of approximately 0.5ha initially which would result in available land of 2.6ha not 3.1ha as in the Proposed Modification. No account has been taken of the reduction in site size.

2.2 At the Proposed Changes stage, the site was expected to accommodate 65 dwelling units which would have brought the growth rate to 13% which is within the growth band for a Category B settlement. The figure of 93 now proposed is in excess of the indicative growth band and it was also stated in the Council's earlier response that 65 was a reasonable level of growth. 93 dwellings would represent overdevelopment.

2.3 The recalculated size of the site was reasonable at 25 dwellings per hectare. The revised 30 dwellings per hectare produces too many houses and if the reduction in site size is recognised, then 93 dwellings on 2.6ha would equate to approximately 37 dwellings per hectare.

## **3. Requested changes**

- Alter the extension of the housing allocation to reflect the actual size of the available building land and to maintain growth of the village within existing parameters.
- To achieve the 'reasonable' number of 65 dwellings at 30 dwellings per hectare, the original site (which will now yield 45 dwellings) needs to be enlarged by only 2/3ha.

## 4. Council's Response

4.1 Northop Hall is a category B settlement with an indicative growth band of 8-15%. Taking into account its size (650 dwellings at 2000), together with facilities and services and proximity to nearby centres, Northop Hall is considered to represent a sustainable location for further housing development, which the objector recognises. Taking into account commitments, completions and the housing allocation at Cae Eithin, which if developed at 93 units will potentially achieve a growth of 17.2% at Northop. This is just in excess of the indicative growth band and does not take into account the potential loss of part of the site for nature conservation.

4.2 The Inspector recognised in para 11.33.3 *'In line with national guidance, making the most efficient use of land through higher densities is one of the key aims of the spatial strategy'*. In this light, in para 11.167.3 the Inspector considered that a density assumption of 25 dwellings per ha in category B settlements conflicted with the Plan's objective of seeking to make the best use of land. The Inspector therefore commented *'(category) B settlements are by definition ones which have a range of facilities and access to services. In other areas of this report I have concluded that minimum densities of 30 per ha in A settlements are acceptable and I can see no good reason why densities should be lower in B settlements'*. The Council fully accepts that a target of 30 dwellings per hectare should be sought on allocated sites unless there are specific environmental, infrastructure or other constraints which prevent such a yield being achieved.

4.3 The Inspector has addressed issues raised by the objector in the Inspector's Report and nothing in the Inspector's conclusions suggests that a density of 30 dwellings per ha on the site is either inappropriate or impracticable. The objector has assumed that the developable area of the site is 3.1 ha and therefore that the site will yield 93 units. This is not the case. The indicative yield is merely the product of the potential of 3.1ha to be developed at 30 per ha. The developable area is yet to be determined and is a function of the development control system. It is clear however, that in relation to this particular site that the need to provide on-site mitigation for nature conservation interests will reduce the site area and therefore the yield shown in the Plan.

4.4 The Council does not consider the objector has raised any fundamental new evidence as to why a density of 30 dwellings per ha is either inappropriate for the site or represents an inappropriate level of growth for the village. The issues of density of development, scale, design and nature conservation can be more appropriately dealt with as part of the consideration of detailed development proposals at planning application stage, where the appropriate agencies and others will be consulted.



4.5 The overall need for and level of housing to be provided by the Plan has been considered by the Inspector along with the role that settlements such as Northop Hall can perform in meeting this overall need.

## **5. Conclusion**

5.1 The site has been the subject of close scrutiny by the Inspector at the Inquiry. The objection made in respect of the proposed modification is not considered to have raised any new issues or evidence which would fundamentally undermine the acceptability of the allocation in principle. The issues raised can be and are indeed more, appropriately dealt with as part of the development control process.

## **6. Recommendation**

6.1 That MOD11/71 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrant a re-opening of the public inquiry or further Proposed Modifications.

## APPENDIX 14

### HSG1(53) FORMER SEWAGE WORKS, SYCHDYN

#### MOD 11/74

The following representations are addressed within the attached report:

Personal ID No.	Rep No.	Type	Objector
1874	19361	O	Williams
224	19362	O	Charles
1946	19376	O	Hiwks
1936	19385	O	Bennett
1932	19351	O	Roberts
1929	19363	O	Abson
1910	19346	O	Madeley
1894	19379	O	Edwards
1887	19377	O	Owen
1988	19375	O	Bellis & Roberts
1877	19384	O	Moon
2013	19388	O	Davies
1845	19382	O	Readey
1842	19386	O	Faulkner
1824	19355	O	Roberts
1813	19359	O	Wilkes
1792	19381	O	Carnevale
1780	19347	O	Greenwood
1770	19366	O	Hulbert
1769	19208	O	Higham
1766	19373	O	Jones
1878	19383	O	Moon

7717	19342	O	Sykes
7727	19394	O	Williams
7726	19392	O	Jones
7725	19391	O	Morris
7724	19390	O	Wareing
7723	19389	O	Clews
7722	19387	O	Heaton
7721	19371	O	Thwaite
7720	19369	O	Wynne
1957	19370	O	Sparke
7718	19345	O	Parker
7728	19395	O	Thwaite
7334	19357	O	Hitchins
7292	19374	O	Williams
7291	19349	O	Smith
3804	19378	O	Massey
2220	19353	O	Ellis
2213	19367	O	Kavanagh
2212	19393	O	Pierce
2211	19368	O	Kavanagh
2143	19372	O	Grieve
7719	19365	O	Davies-Ratcliffe & Ratcliffe

## **HSG1(53) Former Sewage Works, Wats Dyke Way, Sychdyn - MOD11/74**

### **1. Introduction**

1.1 Land at the Former Sewage works, Sychdyn was proposed as a housing allocation in the deposit draft UDP in 2003. Whilst the site covered 1.9 hectares and had an indicative capacity of 48 units, the site was originally allocated with a lower indicative capacity of 40 units, set as a highways limitation due to the nature of the single point of access.

1.2 A significant number of objections were received at the deposit stage and to Proposed Change 334 which included Lilac Cottage within the site to facilitate improved vehicular access. The Action Group representing objectors were heard at a formal session of the Inquiry held on 1<sup>st</sup> November 2007 and the remaining objections were dealt with by the written reps process.

1.3 In her report the Inspector recommended the site should remain in the plan as a housing allocation and supported the inclusion of Lilac Cottage. This change increased the size of the site to 2.1 ha and removed previous highways limits on an artificially low density of development

1.4 Following detailed search for sites in Sychdyn. Given that it is a category 'B' settlement it was considered that a growth level of between 8 and 15% (or between 56 and 105 dwellings) was justified and since there were few opportunities for windfall sites within the settlement then an allocation was made. Alternative sites were considered but were rejected for a number of reasons such as access, impacts on Wats Dyke, nature conservation and green barrier.

1.5 Initially Proposed Change 334 increased the size of the allocation from 1.9 to 2.3 ha by including Lilac Cottage and the small field behind Lilac Cottage to facilitate improved vehicular access. However although this was not wholly accepted by the Inspector at the inquiry and only the portion of PC 334 which lies within the settlement boundary (the garden area of Lilac cottage) was incorporated in the site, improved vehicular access was still possible. This change increased the size of the site to 2.1ha.

### **2. Summary of objections**

2.1 44 objections were received to Proposed Modification 11/74. Most were in the form of a standard letter, with also 4 separate letters of objection received. The following are a summary of the main points of objections:

- The substantial increase in the number of housing units from 40 to 63 for this 2.1 hectare site is well over 50%.

- The school is already at capacity. Ysgol Sychdyn has a maximum roll of 203 and 40 new houses would create a demand of up to 199. The extra 23 houses will take the future rolls well over the maximum indicted which will have a detrimental effect on the education of the children.
- Traffic congestion in key areas i.e.
  - i) Road junction at the A5119.
  - ii) Around the school.
  - iii) Parking on London Road outside the shop.
- Development will inevitably have a harmful impact on the occupiers and the proposed increase can only further impact on current residents.
- The character of this Welsh village has already been compromised and this development will pave the way for further developments.
- Greenfields, woods and footpaths will be sacrificed and there will be a negative impact on the flora and fauna.
- Agricultural Land quality
- Village infrastructure. There are only village amenities in Sychdyn. Dwellings over and above the original 40 should be shared equally to other villages where the infrastructure can support them.

### **3. Council's Response**

#### **3.1 Density**

3.1.1 Previous capacity was artificially low, originally, when the site was 1.9 ha, at the standard rate of 25 dwellings per ha the capacity was 48 dwellings, however the density of the site was set below this standard because the restricted access meant only 40 dwellings could be accommodated. Once the Lilac Cottage extension was included as part of the site, (only part of the land put forward in PC 334 was accepted by the inspector) the area of the site became 2.1ha and another access point was available which meant the full capacity of the site could be developed.

3.1.2 Also, following the Inquiry the inspector made a change to Policy HSG 8 Density of Development, which set a minimum density of 30 dwellings per ha for all allocated sites. The Inspector recognised in para 11.33.3 '*In line with national guidance, making the most efficient use of land through higher densities is one of the key aims of the spatial strategy*'. In this light, in para 11.167.3 the Inspector considered that a density assumption of 25 dwellings per ha in category B settlements conflicted with the Plan's objective of seeking to make the best use of land. The Inspector therefore commented '*(category) B settlements are by definition ones which have a range of facilities and access to services. In other areas of this report I have concluded that minimum densities of 30 per ha in A settlements are acceptable and I can see no good reason why densities should be lower in B settlements*'. The Council fully accepts that a target of 30 dwellings per hectare should be sought on allocated sites unless there are specific environmental, infrastructure or other constraints which prevent such a yield being achieved.

3.1.3 The increase in the size of the site from 1.9ha to 2.1ha and the increase in density have therefore led to the new capacity of 63 dwellings (2.1 x 30 = 63). The capacity now reflects the sites true development potential and brings it inline with the other UDP allocations. The capacity of the site is indicative only, the developable area is yet to be determined. That is a function of the development control system, to determine an appropriate layout with regards to land to be left undeveloped to protect what remains of the Dyke on the southern boundary which will reduce the site area and therefore the yield shown in the Plan.

3.1.4 The inspector has addressed the issue of density and comments in paragraph 11.85.5 that:

*'From the start date of the plan, completions and commitments have resulted in about 3% growth, whilst adding HSG1(53) would increase this to about 9%. Adding PC334 would bring this to over 11%. HSG9 and HSG10 will ensure there is suitable housing in terms of mix and affordability.'*

3.1.5 The Inspector has therefore found this to be sustainable level of development and accepted that the increase in the size of this site leads to a growth range well within the 8 to 15% level for this category B settlement.

### **3.2 School Capacity**

3.2.1 Concerns regarding pressures on the availability of existing schools capacity were discussed during the UDP public inquiry. The inspector commented in Para 11.85.16. of her report that, *'The evidence indicates that the pupil roll at the school fluctuates, but whilst having full regard to the concerns of the schools governors, nothing I have seen indicates that school capacity would prevent relatively limited growth (11% in 15 years) of the village. The local education authority has not objected to the development.'* The issues raised by objectors to the Proposed Modification have been considered by the Education Department.

3.2.2 The current situation with regard to Ysgol Sychdyn primary school as supplied by the Education Authority shows that there are 26 surplus places which is more than sufficient to cater for the likely increase in numbers generated by this development (15).

### **3.3 Traffic Congestion**

3.3.1 The issue of traffic congestion was fully explored at the Inquiry. The conclusions of the Chief Highways and Transportation Officer supported by the Inspector were that the highway network can satisfactorily accommodate this level of new development.

3.3.2 The inspector comments in paragraph 11.85.14, *'I am satisfied that an acceptable access can be provided to the land. It may necessitate more traffic going past elderly persons housing but subject to satisfactory road markings and footpaths I see no reason why the level of traffic generated by a development of the*

*size that could be accommodated on the site would compromise pedestrian safety for neighbours. Similarly I have looked at the ways traffic to and from the development could be dispersed onto the main road network and I find little to challenge in the Council's highways officer's views. The conditions may not be ideal, but I consider in principle the resultant traffic could be safely accommodated on the roads, and I do not find the junctions to be so substandard that they would seriously compromise road safety'.*

3.3.3 She also stated in paragraph 11.85.15 *'I accept that there is congestion at the beginning and end of the school day, but this is not an unusual situation and is of relatively short duration. When visiting Sychdyn outside those times traffic on the village roads was negligible (apart that is from the A5119). The nature of local roads, particularly the lack of footpaths means that there is potential conflict and highway safety issues for walkers. However, this is not a new situation. Conditions would not significantly change with the level of development proposed.'*

3.3.4 The Chief Highways and Transportation Officer has been re-consulted in relation to the proposed modifications and further comments made by objectors and has confirmed that he has no further comments or recommendations to those made for the UDP public Inquiry whereby he stated that he had no objection to the site being developed for residential purposes, and that position remains.

### **3.4 Effect of the development on the occupiers and existing residents of the village**

3.4.1 This consideration also includes the amenity of neighbours and this issue was considered by the inspector. It is not clear what is meant by "harmful impact on the occupiers" as it is the role of the Development Control system to ensure that an appropriate design, scale and layout for the site is achieved which provides high standards of amenity and space about dwellings. The effect on the neighbours was also addressed in paragraph 11.85.20 where the inspector clearly states *'Allocation of and eventual development of the site would inevitably bring change for neighbours, but it is a function of the development control process to ensure that living conditions of present and future occupiers are not materially harmed by development. Nothing I have seen, heard or read convinces me that such matters should prevent development'*.

### **3.5 The effect on the character and the future development of the village**

3.5.1 This was also fully considered at the inquiry as this issue is not related solely to the proposed modifications. The inspector addressed these issues and resolved that in considering the amenities and the character of Sychdyn, it was a suitable settlement to be a category B settlement and as such an 8 to 15% growth level over a 15 year period was appropriate (para 11.85.2. of the Inspectors Report).

3.5.2 Regarding future development the inspectors states clearly in Para 11.85.19. *'I appreciate the fears that the allocation would act as a precedent for more land to be developed. It is clearly the Council's intention to investigate the*

*possibility in the future. But it would not automatically follow that this would be the case.'*

### **3.6 The use of greenfield land**

3.6.1 This issue was also considered at the inquiry and the inspectors report is clear. In Para 11.85.9. although the inspector does not consider the land to be a brownfield site she does accept there are no suitable brownfield sites or greenfield sites in the settlement boundary. Clearly the search sequence as set out by the PPW does recognise that settlement extensions may be appropriate when brownfield or greenfield sites within the settlement boundary are not available. In coming to her conclusion that this allocation should be retained the Inspector had also considered a number of alternative sites put forward by objectors, but having done this concluded that the current site was the most suitable. Ecological and archaeological matters were also considered at the Inquiry in some detail and these along with the matters relating to trees, hedgerows and paths are matters appropriately dealt with at the development control stage.

### **3.7 Agricultural Land Quality**

3.7.1 The agricultural land quality of the site is classed as Grade 3. Policy RE1 safeguards land of Grades 1, 2, and 3a against unacceptable loss unless there is an overriding need for the development. The Agricultural department of the Welsh Assembly Government (WAG) has no record of any Agricultural Land Classification (ALC) field surveys within the site boundary and has no objection to the housing allocation on this basis. This issue was addressed at the Inquiry and the Inspector has referred to it in Para 11.85.10 where she recognised the fact that it was unclear if the land was Grade 3a but she noted that WAG had not objected to the site on this ground.

### **3.8 Village Infrastructure**

3.8.1 This issue was considered by the inquiry and addressed by the inspector in paragraph 11.85.4 where she states that *'Sychdyn is category B with an indicative growth of 8 – 15%. Given the size of the settlement, its level of services and access to public transport I consider this to be an appropriate category. Even though there is little in the way of employment in the village, it has public transport and is relatively close to Mold. It has a school, recreational/play area, village hall, shop, post office, hairdressers and public house. A number of objections indicate there is a strong community spirit with a bowls club, toddlers group and the like.'* The inspector obviously considers that Sychdyn has the appropriate level of facilities to be a category B settlement and in allowing this site also agrees that the degree of growth is suitable. As for sharing out new development to other settlements, the overall need for and level of housing to be provided by the Plan has been considered by the Inspector along with the role of settlements such as Sychdyn. All category B settlements where there is an appropriate level of facilities have housing allocations and the Inspector has supported this strategy to meet the overall housing need.



**4. Conclusion**

4.1 All the issues put forward by objectors to the proposed modifications have been considered at the Inquiry and addressed by the Inspector who has agreed with the council that this site is suitable location and level of growth for Sychdyn.

**5. Recommendation.**

5.1 That MOD11/74 be carried forward to adoption on the basis that the objection raises no substantive new issues that warrants a re-opening of the public inquiry or further Proposed Modifications.

## FLINTSHIRE COUNTY COUNCIL

AGENDA ITEM NUMBER: 9

**REPORT TO:** **SPECIAL MEETING OF THE FLINTSHIRE COUNTY COUNCIL**  
**DATE :** **09 MARCH 2010**  
**REPORT BY:** **CHIEF EXECUTIVE AND HEAD OF LEGAL AND  
DEMOCRATIC SERVICES**  
**SUBJECT :** **REVIEW OF ELECTORAL ARRANGEMENTS: DRAFT  
PROPOSALS OF THE LOCAL GOVERNMENT BOUNDARY  
COMMISSION FOR WALES**

### **1.00 PURPOSE OF REPORT**

- 1.01 To provide the outline of a response to the Local Government Boundary Commission for Wales on its draft proposals for the reform of the electoral arrangements in Flintshire for consideration by Council.

### **2.00 BACKGROUND**

- 2.01 The Local Government Boundary Commission for Wales has published its draft proposals for the reform of the electoral arrangements in Flintshire. The proposals were published on 4 January. The deadline for responses is 30 March. The proposals were developed by the Commission following an invitation to statutory consultees to make initial observations and representations earlier in 2009 as a first stage. Members will recall that the Council convened two Member seminars with the Secretary of the Boundary Commission present, one involving clerks and chairs of Town and Community Councils. A significant number of initial observations and representations were made by individual County Councilors and Town and Community Councils and these are summarised in Appendix 5 in the draft proposals document of the Boundary Commission which have been circulated to all elected members and to the designated statutory consultees.
- 2.02 The Boundary Commission is to review all County electoral arrangements across Wales by June 2011 in readiness for the next local government elections in 2012. Thus far proposals have been published for Denbighshire, Flintshire, Neath Port Talbot, Newport, Rhondda Cynon Taff and Ynys Mon.
- 2.03 The respective Welsh Assembly Government Minister (the Minister for Social Justice and Local Government) will make determinations on any changes to existing electoral arrangements having received the recommendations of the Boundary Commission and following the completion of each consultation exercise on draft proposals County by County.

### **3.00 CONSIDERATIONS**

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Date: 03/03/2010

- 3.01 Members will be aware that the local government "family" has reacted with consternation over the first sets of draft proposals for the reform of County electoral arrangements produced by the Boundary Commission. Following an exchange of correspondence between the Welsh Local Government Association (WLGA) and the Boundary Commission, the Commission has continued with its programme of local reviews uninterrupted. During this exchange the Chief Executive and Leader wrote to the Minister to seek confirmation whether the Minister accepted that the Boundary Commission was acting within the legislation and Ministerial direction. The Minister confirmed in his reply that it was the responsibility of the Commission to "satisfy stakeholders that they (the Commission) are acting within the legislation and direction". A copy of the correspondence exchange with the Minister is attached at Appendix 1.
- 3.02 The Chief Executive and Head of Legal and Democratic Services have consulted Group Leaders on two occasions on a tactical position for either accepting the draft proposals of the Boundary Commission, challenging those proposals or making alternative proposals. The tactical position favoured by Group Leaders is:-
- not to defend the status quo and the current number of elected members and to work constructively with the review of the Boundary Commission
  - to challenge the Boundary Commission that it is not acting within the terms of the legislation and Ministerial direction as invited to do so by the Minister
  - to invite the Boundary Commission to visit the Council to discuss the Council's challenge and to delay the progression of the proposals for Flintshire pending conclusion of these discussions
  - to encourage Town and Community Councils to make localised representations to the Boundary Commission in the interim
  - to enlist the support of the WLGA for the stance taken by the Council
- 3.03 This tactical position is based on the premise that if the Boundary Commission has acted outside the legislation and/or the Ministerial direction, in both content and spirit, and has developed erroneous proposals as a consequence, it is not the responsibility of the Council to develop alternative proposals. Rather, it is the responsibility of the Boundary Commission to develop well evidenced and appropriate proposals and to justify its work as a public body.
- 3.04 The challenge of the Council would be based on the following four-fold argument.
- 3.05 Firstly, the Boundary Commission has acted outside of the Ministerial direction on the two counts on the elector-councillor ratio and the balance of single and multi-member electoral divisions:-

- in attempting to meet the indicative 1750:1 elector-councillor minimum ratio inflexibly and, as a consequence, proposing unnecessary and in some cases incongruous amalgamations which would not maintain identifiable democratic representation
- in dispensing with single member electoral divisions and in proposing comprehensive multi-member electoral arrangements for the whole County as an alternative. The proposals fail to meet with the content and spirit of paragraph 2 of the Ministerial letter to the Chair of the Boundary Commission dated 12 May 2009 and included as Appendix 4 of the Boundary Commission proposals. The proposed changes for Flintshire, in departing totally from single Member wards, are extreme in comparison to the proposals emerging from other Counties.

3.06 Secondly, the Boundary Commission has acted outside the directions of the Minister on preserving community identity. The Boundary Commission appears to have conducted a remote "desktop" exercise of dividing and combining parts of the County, and has failed to heed the direction of the Minister over "the need to fix boundaries which are easily identifiable and which recognise local community ties" as per paragraph 4 of the Ministerial letter to the Chair of the Boundary Commission dated 12 May 2009 and included as Appendix 4 of the Boundary Commission proposals. On the contrary many of the amalgamated electoral divisions proposed by the Boundary Commission do not reflect locally identifiable conurbations and communities and in fact emasculate identifiable communities in both rural and urban areas.

3.07 Thirdly, the Boundary Commission cannot demonstrate the support of the electorate in proposing such a major departure from current electoral arrangements to comprehensive multi-member electoral arrangements. Section 4 (1) (d) of the statutory instrument 2009 No. 2, included as Appendix 4 of the draft proposals of the Boundary Commission, confirms that on the existing pattern of multi and single member divisions "directions should only be taken where such proposals for alteration are broadly supported by the electorate". The specific requirements to obtain the views of the electorate are set out in the primary legislation of the Local Government Act 1972. These are minimum requirements for publications and the invitation of responses from the statutory consultees and the public. Whilst it is not disputed that the minimum requirements are being met by the Boundary Commission the Council can challenge that the spirit of the Act in demonstrating the support of the electorate for a major change from mixed single and multi-member electoral division to multi-member electoral divisions in totality, particularly in the face of such vocal opposition to the draft proposals from elected members and Town and Community Councils on behalf of the communities they represent, is not being met.

- 3.08 Fourthly, the Boundary Commission has not paid sufficient demonstrable regard to the initial observations and representations made at the earlier pre-consultation stage, based on "local knowledge", in developing its proposals.

#### **4.00 RECOMMENDATIONS**

- 4.01 That the Council adopt the tactical position set out above and invite the Commissioners to meet with the Council to explore and challenge their proposals.

#### **5.00 FINANCIAL IMPLICATIONS**

- 5.01 None directly.

#### **6.00 ANTI POVERTY IMPACT**

- 6.01 None directly.

#### **7.00 ENVIRONMENTAL IMPACT**

- 7.01 None directly.

#### **8.00 EQUALITIES IMPACT**

- 8.01 None directly.

#### **9.00 PERSONNEL IMPLICATIONS**

- 9.01 None directly.

#### **10.00 CONSULTATION REQUIRED**

- 10.01 The Boundary Commission is required to consult in accordance with the provisions of the Statutory Instrument included in the draft proposals of the Boundary Commission at Appendix 4.

#### **11.00 CONSULTATION UNDERTAKEN**

- 11.01 The Boundary Commission is consulting in accordance with the provisions of the Statutory Instrument included in the draft proposals of the Boundary Commission at Appendix 4.

#### **12.00 APPENDICES**

- 12.01 Appendix 1 - Letter to the Chief Executive and Leader of the Council from the Minister for Social Justice and Local Government.  
Appendix 2 - Local Government Boundary Review

Appendix 3 - Letter to the Minister for Social Justice and Local Government from the Chief Executive and Leader of the Council

Appendix 4 - Directions to the Local Government Boundary Commission for Wales 2009

**LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**  
**BACKGROUND DOCUMENTS**

Case file on submissions made to the Boundary Commission  
Case file on documents received from and correspondence exchanges with the Boundary Commission and the Welsh Assembly Government

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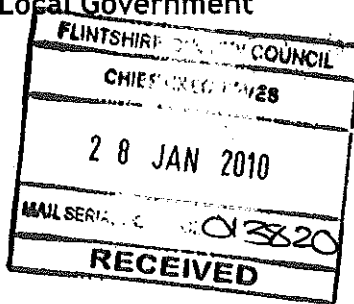
CE

Carl Sargeant AC/AM  
Y Gweinidog dros Gyfiawnder Cymdeithasol a Llywodraeth  
Leol  
Minister for Social Justice and Local Government



Llywodraeth Cynulliad Cymru  
Welsh Assembly Government

Eich cyf/Your ref  
Ein cyf/Our ref CS/00059/10



Colin Everett, Chief Executive &  
Cllr Arnold Wooley, Leader  
Flintshire County Council  
County Hall  
Mold  
CH7 6NB

28<sup>th</sup> January 2010

*Dear Colin, Arnold.*

**Boundary Commission or Wales – Electoral Reviews**

Thank you for your letter of 22 December 2009.

The Boundary Commission's reports on the electoral reviews of Denbighshire, Neath Port Talbot and Newport did give cause for concern and resulted in an exchange of correspondence and meetings between officials of the Welsh Assembly Government and the Commission's secretariat. No discussions took place between my predecessor, Dr Brian Gibbons and the Commissioners.

The next tranche of reports has just been published and, as you will be aware, includes the draft proposals for Flintshire. It would not be appropriate for me to comment on the draft proposals given that the Commission are consulting on them. Your views should be submitted directly to the Commission.

You have asked for clarification that the Commission is acting within the law and Ministerial direction. The direction is for the Commission's guidance and is not binding. The assurance you are after should be sought from the Commission. It is for them to satisfy their stakeholders that they are acting within the legislation and direction.

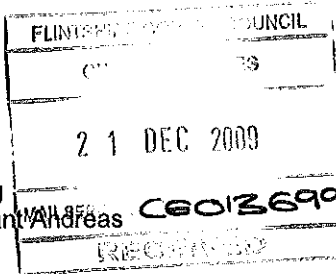
Yours sincerely

*Carl Sargeant*  
Carl Sargeant AM/AC

Bae Caerdydd • Cardiff Bay  
Caerdydd • Cardiff  
CF99 1NA

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i Gymru  
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Steve Thomas  
CEO  
Welsh Local Government Association  
Local Government House  
Drake Walk  
CARDIFF CF10 4LG

17 December 2009

Dear Steve,

### LOCAL GOVERNMENT BOUNDARY REVIEWS

Paul Wood has asked me to reply to your dated 3<sup>rd</sup> December together with the letter of the same date which you sent to the CEO's of the Principal Authorities concerning the electoral reviews.

The question of the emphasis on the "value of the vote" has also been raised. It is important for you to understand that the critical section of the legislation is 54 which provides for the Commission to carry out electoral reviews and make proposals in the interests of effective and convenient local government. Section 78 (2) points us to the Rules in Schedule 11, - a schedule which is set out in full in the Commission's Guidance, and also in every report published to date. The Rules are familiar, but I refer to Rule 5 (a) which provides that the number of local government electors shall be, as nearly as may be, the same in every electoral division in the principal area". This sub-rule expresses in practical terms the principle of parity, that is that the value or weight to be attached to each vote, shall be, as near as may be, the same in each division. The Commission is right to attach importance to the principle of parity in accordance with this Rule, though not of course to exclusion of other factors, including the desirability of fixing boundaries which are and will remain easily identifiable and any local ties which would be broken by the fixing of any particular boundary. It is noted that Rule 6, which contains these provisions is expressed to be subject to Rule 5, but as the Commission made clear in paragraph 5.3 of its Report, the Commission did indeed have regard to these matters in formulating its draft proposals.

We would like to remind you all that the purpose of the Draft Proposal reports is to engender a meaningful debate. The Commission will welcome substantive evidence from all parties on how the proposals may be enhanced and constructive suggestions are always welcomed.

Yours sincerely

Edward H Lewis  
Ysgrifennydd / Secretary

cc: CEO's Principal Authorities, Mr Reg Kilpatrick, Local Government Policy Division



Mr. Carl Sargeant, AM,  
Minister for Social Justice and Local Government,  
Welsh Assembly Government,  
Cardiff Bay,  
Cardiff.  
CF99 1NA

CE/SEC  
22 December 2009  
Colin Everett  
01352 702100

E Mail Address:  
Chief\_executive@flintshire.gov.uk

Dear Carl,

### **Boundary Commission for Wales - Electoral Reviews**

We are sure that you were fully aware of the work programme of electoral reviews of the Boundary Commission for Wales before your recent appointment as Minister for Social Justice and Local Government. Flintshire was of course included in the first group of four reviews in the programme of twenty-two reviews to be completed in advance of the 2012 Local Elections. The proposals of the Boundary Commission for Flintshire were delayed and not published with those for the three Councils in the same group because of the number and the complexity of submissions made by the Council, Town and Community Councils and other local contributors at the pre-proposals stage.

We understand from the Secretary to the Boundary Commission that the proposals developed for Flintshire will be published for formal consultation in January. We are assuming that these proposals are unamended and will therefore follow a similar pattern to those published for consultation in Denbighshire, Neath Port Talbot and Newport. We have not received any formal confirmation of the outcome of the discussions held between the previous Minister, senior civil servants and the Commissioners, and can only assume that in progressing our proposals the Commission is confident it is acting within the law and the guidelines set by the Minister for the conduct of electoral reviews.

The full Council debated the outcomes of the first three sets of electoral reviews, and the precedents they set last week, and does not support the 'value of the vote' review methodology which is seemingly being applied. The Council fully support the representations of the Welsh Local Government Association (WLGA) and have significant concerns over the review outcomes which have emerged so far, particularly the trends in the geographical size of some new wards including large rural wards, the merger of rural and urban wards, the reduction of single-member wards and the overall reduction in the number of councillors. If Flintshire receives a pattern of similar proposals to the first three reviews the Council will resist them in the consultation.

The credibility of the Boundary Commission is at stake with the local government family and we would ask for clarification at Ministerial level whether the Commission is indeed acting within the law and Ministerial direction before the proposals for Flintshire and the next group of Councils are published.

Thank you for your co-operation.

Yours sincerely,

Colin Everett  
Chief Executive

Councillor Arnold Woolley  
Leader

Copy to: Reg Kilpatrick, Deputy Director Local Government Policy Division  
Steve Thomas, Chief Executive, Welsh Local Government Association

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SUBORDINATE LEGISLATION

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**2009 NO. 2**

**LOCAL GOVERNMENT ACT 1972**

**Directions to the Local Government Boundary Commission for  
Wales 2009**

<i>Made</i>	2009
<i>Coming into force</i>	2009

The Welsh Ministers, in exercise of the powers conferred on the Secretary of State by section 59 (1) of the Local Government Act 1972(1) and now vested in them (2) make the following Directions:

**Title, commencement and application**

1.—(1) The title of these Directions is the Directions to the Local Government Boundary Commission for Wales 2009.

(2) These Directions come into force on the day after the day on which they are made.

(3) These Directions are given to the Local Government Boundary Commission for Wales and apply in relation to Wales.

**Interpretation**

2. In these Directions—

“the Act” means the Local Government Act 1972; and

“the Commission” means the Local Government Boundary Commission for Wales.

**Multi Member Divisions**

3.—(1) Pursuant to paragraph 1A(3) of Schedule 11 to the Act (3) the Welsh Ministers direct that the Commission shall consider the desirability of multi member electoral divisions in each county council and county borough council (4) in the principal areas in Wales mentioned in section 20, Schedule 4 of the Act.

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(1) 1972 c.70.  
 (2) By virtue of the National Assembly for Wales (Transfer of Functions) Order 1999 (S.I. 1999/672) and paragraph 30(1) and 2 (a) of Schedule 11 to the Government of Wales Act 2006.  
 (3) as inserted by section 7(3) of the Local Government (Wales) Act 1994.  
 (4) as referred to in the Local Government Act 1972, section 20, Schedule 4, substituted by the Local Government (Wales) Act 1994, section 1 (2), Schedule 1, paragraph 2.

**Review of electoral arrangements**

4.—(1) Pursuant to section 59 (1) of the Act the Welsh Ministers give the following directions to the Commission for their guidance in conducting the review of electoral arrangements which they are required to carry out under section 55 of the Act—

- (a) It is considered that a minimum number of 30 councillors is required for the proper management of the affairs of a county or a county borough council;
- (b) It is considered that, in order to minimise the risk of a county council or a county borough council becoming unwieldy and difficult to manage, a maximum number of 75 councillors is ordinarily required for the proper management of the affairs of a county or a county borough council;
- (c) It is considered that the aim should be to achieve electoral divisions with a councillor to electorate ratio no lower than 1:1750;
- (d) It is considered that a decision to alter the existing pattern of multi and single member divisions in the areas referred to in paragraph 3 of these Directions should only be taken where such proposals for alteration are broadly supported by the electorate so far as their views can be obtained in fulfilment of the consultation requirement contained in section 60 of the Act;
- (e) It is considered that the Commission shall, when conducting reviews under Part 4 of the Act, comply with paragraph 1A of Schedule 11 to the Act and these Directions.

**Reports of the review of electoral arrangements**

5.—(1) Pursuant to section 58(1) of the Act the Welsh Ministers direct that reports prepared by the Commission in respect of the review of electoral arrangements in relation to county and county borough councils in Wales shall be submitted to the Welsh Ministers by no later than 30 June 2011.



Signed by the Minister for Social Justice and Local Government

Date: 13 / 1 / 2009

**Brian Gibbons AC/AM**  
Y Gweinidog dros Gyfiawnder Cymdeithasol a Llywodraeth  
Leol  
Minister for Social Justice and Local Government



Llywodraeth Cynulliad Cymru  
Welsh Assembly Government

Eich cyff/Your ref  
Ein cyff/Our ref MB/BG/291/09

Paul Wood  
Chair  
Local Government Boundary  
Commission for Wales  
Caradog House  
1-6 St Andrews Place  
Cardiff  
CF10 3BE

12<sup>th</sup> May 2009

*Dear Paul,*

**Directions on Reviews of Electoral Arrangements**

I am aware that you have now commenced preliminary work on the cycle of reviews of electoral arrangements in each of the principal councils. Representations I have received from local government suggest to me that you may have interpreted my directions as being more prescriptive than those issued by the Secretary of State for Wales in 1995 prior to the last review cycle. I want to make clear that this is not the case.

The directions are issued for your guidance and are not to be viewed as instructions. In a number of respects – notably, in relation to the areas appropriate for multi-member divisions and the timetable – the last directions were more prescriptive but in relation to the central issue of the councillor to elector ratio the wording is identical. This means that the ratio remains as the aim to be worked towards and not as a goal to be achieved in each case. In doing so attention should be paid to local communities having their own identifiable representation even where the indicative figure of 1750 electors/councillor is not always achievable.

I do, of course, recognise that since 1995 we have seen the introduction of executive or alternative arrangements in principal councils, which may have implications for the number of councillors required to make a council fully functional. The 1995 directions were also introduced at a time of reorganisation, in a different political atmosphere from now.

Bae Caerdydd • Cardiff Bay  
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Correspondence: Brian.Gibbons@Wales.gsi.gov.uk  
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Finally, I should also point out the stipulation in Schedule 11 of the Local Government Act 1972, that regard should be had to the need to fix boundaries which are easily identifiable and which recognise local community ties.

I wish you well in the review process.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Brian Gibbons', written in a cursive style.

Brian Gibbons AM

## FLINTSHIRE COUNTY COUNCIL

AGENDA ITEM NUMBER: 10

**REPORT TO:** **SPECIAL MEETING OF THE FLINTSHIRE COUNTY COUNCIL**  
**DATE :** **09 MARCH 2010**  
**REPORT BY:** **HEAD OF LEGAL AND DEMOCRATIC SERVICES**  
**SUBJECT :** **ANNUAL REPORT OF THE INDEPENDENT REMUNERATION  
PANEL FOR WALES**

### **1.00 PURPOSE OF REPORT**

- 1.01 To inform Members of the determinations and recommendations contained in the annual report of the Independent Remuneration Panel for Wales and to approve consequent amendments to the Members' Allowance Scheme for the financial year 2010/11.

### **2.00 BACKGROUND**

- 2.01 The Local Authorities (Allowances for Members) (Wales) Regulations 2007 provide for the establishment of the Independent Remuneration Panel for Wales. The Panel's initial report was issued in July 2008 and a supplementary report was issued in December 2008. Both reports have previously been considered by the Council.
- 2.02 The Panel is currently undertaking a comprehensive review of the range and levels of allowances available to councillors and co-opted Members. Members of the Panel visited all authorities in Wales as part of a consultation exercise, including meeting a range of Flintshire Members and Officers on the 23 April 2009. A consultation paper was then issued and reported to the Council meeting on the 24 August 2009 when the corporate response attached to the report was agreed and Members were encouraged to make individual representations.
- 2.03 On the 12 February 2010 the Council received a copy of the Panel's annual report containing its determinations and recommendations for 2010/11. The Panel's determinations automatically take legal effect but there is no legal requirement to comply with the Panel's recommendations. Copies of the report have been sent to the Leader, Group Leaders and placed in the group rooms and in the Members' library.

### **3.00 CONSIDERATIONS**

- 3.01 The Panel has determined that for 2010/11 the basic allowance be reset at a maximum of £13,868 per annum. This no longer incorporates a sum to meet a Councillor's IT and office costs and officers are considering the implications of this following which a report will be submitted to the Member Development Working Group. For 2009/10 the maximum basic allowance was £13,356 and

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Date: 03/03/2010

Flintshire Members are currently paid £12,996. It is for the Council to consider whether to increase the current rate of basic allowance for 2010/11 subject to the maximum of £13,868.

- 3.02 The Panel also makes a number of recommendations when dealing with basic allowances and these are contained in paragraphs 1 to 6 of Appendix 1 to this report. These recommendations are being investigated and will be the subject of a report to the Member Development Working Group.
- 3.03 In relation to special responsibility allowance (SRA), the Panel has made a number of determinations which have the effect of reducing variations across Wales in maximum allowances and reducing the posts eligible to receive such allowances. From the 1 April 2010 there will be three rather than four population groupings with Flintshire being in the middle group. Also, with effect from the 1 April 2010 there will be fewer bands of posts eligible for SRA. It has also determined that the maximum level of SRA for posts outside the Executive shall be the same throughout Wales irrespective of the population of the Council area.
- 3.04 The Panel has also determined that from April Vice Chairs will not normally be eligible for SRA and neither will Chairs of other Council Committees beyond Overview & Scrutiny, Audit, Planning and Licensing Committees. Paragraph 4.10 of the report indicates that this does not preclude specific applications from individual Councils to the Panel if it is felt that there is a case for the remuneration of a post unique to their Council that is not covered by the revised remuneration framework. The Secretary to the Panel has indicated that a guidance note will shortly be issued setting out what information should be provided when submitting such an application. The revised remuneration framework for Flintshire is detailed in Appendix 2.
- 3.05 The Panel's recommendations in relation to SRAs are contained in paragraph 7, 8 and 9 of Appendix 1 and the implications are being investigated and will be the subject of a report to the Member Development Working Group.
- 3.06 In relation to care allowance, the Panel has determined that it shall only be payable for actual and receipted costs up to a maximum amount which remains at £403 per month for 2010/11. It has always been Flintshire's practice only to pay care allowance on presentation of receipted costs and the Panel's determination merely requires all Council's to follow what has been Flintshire's practice. The recommendation concerning a salary sacrifice scheme (paragraph 10 of Appendix 1) is being investigated and will be included in a report to the Member Development Working Group.
- 3.07 In relation to co-optees' allowance, the Panel has determined that the new maxima payable for 2010/11 is £1,200 and £2,230 in the case of Chairs of Standards Committees.



- 3.08 For travel and subsistence allowances, there are no changes to the mileage for private motor vehicles or the day subsistence rate, or for an overnight stay with friends or relatives. The rate for an overnight stay in London has been increased to a maximum of £150 and to a maximum of £120 for Cardiff. The other determinations relating to travel and subsistence allowances are already contained in Flintshire's Scheme of Allowances. The recommendations in paragraphs 11 and 12 of Appendix 1 will be included in the report to the Member Development Working Group.

#### **4.00 RECOMMENDATIONS**

- 4.01 To determine what basic allowance to pay for 2010/11 up to a maximum of £13,868 per annum.
- 4.02 To determine the special responsibility allowances to pay for 2010/11 for those posts listed in Appendix 2.
- 4.03 To determine any posts for which application should be made to pay a special responsibility allowance and the amount thereof for 2010/11.
- 4.04 To amend the Council's scheme of allowances to reflect decisions made on the above and the changes to co-optees' allowances and subsistence allowances referred to in paragraphs 3.07 and 3.08 above.

#### **5.00 FINANCIAL IMPLICATIONS**

- 5.01 The budget provision for Members' Allowances for 2010/11 remains the same as 2009/10. Whilst in 2009/10 there will be an underspend on budget, paying up to the maximum as recommended by the Independent Remuneration Panel in 2010/11 would produce an overspend. This is estimated to be in the region of £20,000. This is, however, dependent upon a number of variables that have been estimated such as Members expenses on travel and subsistence for the year. Details are shown on Appendix 3.
- 5.02 Should Members decide to approve an increase greater than the current budget could accommodate then additional funding from unearmarked reserves would be required.

#### **6.00 ANTI POVERTY IMPACT**

- 6.01 None as a result of this report.

#### **7.00 ENVIRONMENTAL IMPACT**

- 7.01 None as a result of this report.

#### **8.00 EQUALITIES IMPACT**

8.01 The care allowance is important for equalities of opportunity for Members with dependants.

**9.00 PERSONNEL IMPLICATIONS**

9.01 None as a result of this report.

**10.00 CONSULTATION REQUIRED**

10.01 The Panel carried out consultation with all authorities in Wales.

**11.00 CONSULTATION UNDERTAKEN**

11.01 The Panel carried out consultation with all authorities in Wales.

**12.00 APPENDICES**

12.01 Appendix 1 - IRPW Recommendations  
Appendix 2 - Revised Remunderation Framework  
Appendix 3 - Financial Implications

**LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**  
**BACKGROUND DOCUMENTS**

1. Annual Report of the Independent Remuneration Panel.
2. The corporate response to consultation.

Contact Officer: Peter J Evans  
Telephone: 01352 702304  
E-Mail: peter\_j\_evans@flintshire.gov.uk

## The Panel's Recommendations

1. It is our view that the Basic Allowance be referred to as *Basic Salary* – a term which better describes councillor remuneration as a *recompense* for the time, worth and responsibility dedicated to the local government role.
2. Councils will need to provide, without charge to individual councillors, as much support as is necessary (for example, laptops, telephones, postal costs) to enable them to fulfil their duties.
3. That councils negotiate with HMRC block tax dispensations for their councillors in respect of the full range of allowable expenses.
4. That councils secure timely tax and benefits advice to all their councillors in respect of their earnings and expenses.
5. That councils make publicly available a statement of basic responsibilities outlining the duties expected of a councillor.
6. That councils introduce a publicly available annual reporting process for councillors.
7. It is our view that the remuneration of all special responsibility post-holders should be expressed as a consolidated amount and not as an addition to the Basic Allowance; the amount to be known as a *Senior Salary*. The table below sets out the maximum levels of *Senior Salaries* payable, by population grouping:

### Matrix of Senior Salaries (Maximum)

Designation		Population Group A	Population Group B	Population Group C
Leader	Basic Allowance	£13,868	£13,868	£13,868
	SRA	<u>£43,917</u>	<u>£38,139</u>	<u>£32,360</u>
	<b>Senior Salary</b>	<b>£57,785</b>	<b>£52,007</b>	<b>£46,228</b>
Deputy Leader	Basic Allowance	£13,868	£13,868	£13,868
	SRA	<u>£26,582</u>	<u>£22,537</u>	<u>£18,492</u>
	<b>Senior salary</b>	<b>£40,450</b>	<b>£36,405</b>	<b>£32,360</b>
Executive/ Board Member	Basic Allowance	£13,868	£13,868	£13,868
	SRA	<u>£20,803</u>	<u>£17,336</u>	<u>£13,869</u>
	<b>Senior salary</b>	<b>£34,671</b>	<b>£31,204</b>	<b>£27,737</b>
Chairs of	Basic Allowance	£13,868	£13,868	£13,868

Scrutiny/ Planning/ Licensing/ Audit and Leaders of the largest opposition group	SRA <b>Senior salary</b>	<u>£ 9,708</u> <b>£23,576</b>	<u>£ 9,708</u> <b>£23,576</b>	<u>£ 9,708</u> <b>£23,576</b>
Leaders of other political groups (provided their groups constitute no less than 10% of the council membership)	Basic Allowance SRA <b>Senior salary</b>	£13,868 <u>£ 4,161</u> <b>£18,029</b>	£13,868 <u>£ 4,161</u> <b>£18,029</b>	£13,868 <u>£ 4,161</u> <b>£18,029</b>

8. In addition to the statutory responsibility on councils to publish allowances paid to councillors, they should (at the same time) also publish details of all other payments received by their councillors arising from their membership of any other public bodies.
9. The removal of the SRA eligibility for chairs of committees (other than scrutiny, planning, licensing and audit) and all committee vice-chairs should not be seen by councils as an opportunity to create additional posts which attract SRAs in order to maintain the proportion of their councillors receiving SRAs at the maximum allowable of 50%.
10. That Councils enable eligible Councillors to join an employees' salary sacrifice scheme as an alternative to claiming the care allowance.
11. Councils adopt as normal practice arrangements for Councillors' travel and accommodation outside their council area to be made by the appropriate council officers and that the council arranges direct payment wherever possible.
12. We have become aware that some Councils allocate the maximum daily rate for subsistence (£28 per day) between different meals according to the time of day. This is not necessary as the maximum daily rate reimbursable covers a 24 hour period and can be claimed for any meal if relevant, provided such a claim is supported by receipt(s).

**APPENDIX 2**

<b>Eligible Posts</b>	<b>Maximum Special Responsibility Allowance</b>
Leader	£38,139
Deputy Leader	£22,537
Executive Members	£17,336
Overview & Scrutiny Chairs	£9,708
Chair of Planning	£9,708
Chair of Licensing	£9,708
Leader of the largest opposition group (Labour in Flintshire)	£9,708

## APPENDIX 3

**MEMBERS' ALLOWANCES**

	<b><u>2009/10 Payable</u></b>		<b><u>2010/11 Maximum Payable</u></b>	
	<u>Current pyt</u> <u>per Person</u>	<u>Total</u> <u>Council</u>	<u>Max proposed</u> <u>pyt per Person</u>	<u>Total</u> <u>Council</u>
<b><u>BASIC ALLOWANCE</u></b>				
70 Basic Allowance	12,996	909,720	13,868	970,760
Total Basic Allowances		<u>909,720</u>		<u>970,760</u>
<b><u>SPECIAL RESPONSIBILITY ALLOWANCE</u></b>				
1 Leader		33,027		38,139
1 Deputy Leader		18,162		22,537
8 Executive Members	16,510	132,080	17,336	138,688
6 Chairs of Overview & Scrutiny	9,908	59,448	9,708	58,248
1 Chair of Planning		6,894		9,708
1 Leader of largest Opposition Group		8,914		9,708
7 Vice-Chairs of Overview & Scrutiny	6,540	45,780	0	0
1 Vice-Chair of Planning *		0		0
1 Chair of Audit		6,987		9,708
1 Vice-Chair of Audit		3,294		0
1 Chair of Constitution Committee		4,954		0
1 Chair of Theatre Board/Committee *		0		0
1 Vice-Chair of Constitution Committee		1,782		0
1 Chair of Licensing		7,133		9,708
1 Vice-Chair of Licensing		3,318		0
1 Chair of Pensions Panel *		0		0
1 Vice-Chair of Pensions Panel		1,782		0
Total Special Responsibility Allowances		<u>333,555</u>		<u>296,444</u>
* No person can have more than one SRA				
<b><u>CO-OPTTEES' ALLOWANCE</u></b>				
1 Chair		1,486		2,230
4 Other	779	3,116	1,200	4,800
Total Co-optees Allowances		<u>4,602</u>		<u>7,030</u>
<b>TOTAL</b>		<u>1,247,877</u>		<u>1,274,234</u>

There is no inflationary provision within the 2010/11 proposed budget.

Any costs of implementing the recommendation to provide for councillors office and IT facilities would have to met from the existing budget allocated to Members' Allowances.

If members wish to pay an SRA to any position outside the framework then this too would have to be met from the existing budget allocated to Members' Allowances.

## FLINTSHIRE COUNTY COUNCIL

AGENDA ITEM NUMBER: 11

**REPORT TO:** **SPECIAL MEETING OF THE FLINTSHIRE COUNTY COUNCIL**  
**DATE :** **09 MARCH 2010**  
**REPORT BY:** **CHIEF EXECUTIVE**  
**SUBJECT :** **DIARY OF MEETINGS 2010/11**

### **1.00 PURPOSE OF REPORT**

1.01 To receive comments from the Constitution Committee on the draft diary of meetings for 2010/11.

### **2.00 BACKGROUND**

2.01 At the Executive meeting on 16 February 2010, it was recognised that the frequency of County Council meeting dates needed to be reviewed. This was also raised at the meeting of County Council on 17 February 2010.

2.02 Council Council resolved to hold a special meeting of the Constitution Committee to consider alternative dates and that meeting was held on 3 March 2010.

### **3.00 CONSIDERATIONS**

3.01 If approved, the frequency of County Council meetings will continue to be 10 weekly with additional meetings being held for specific items, such as the Statement of Accounts.

### **4.00 RECOMMENDATIONS**

4.01 That the comments from the Constitution Committee be noted and the amended draft diary be approved.

### **5.00 FINANCIAL IMPLICATIONS**

5.01 None.

### **6.00 ANTI POVERTY IMPACT**

6.01 None.

### **7.00 ENVIRONMENTAL IMPACT**

7.01 None.

### **8.00 EQUALITIES IMPACT**

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Date: 03/03/2010

8.01 None.

**9.00 PERSONNEL IMPLICATIONS**

9.01 None.

**10.00 CONSULTATION REQUIRED**

10.01 None.

**11.00 CONSULTATION UNDERTAKEN**

11.01 Corporate Management Team.

**12.00 APPENDICES**

12.01 Report to Constitution Committee - 3 March 2010.

**LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**  
**BACKGROUND DOCUMENTS**

Report to Executive - 16 February 2010  
Report to County Council - 17 February 2010  
Report to Constitution Committee - 3 March 2010

Contact Officer: Nicola Gittins  
Telephone: 01352 702345  
E-Mail: nicola\_gittins@flintshire.gov.uk



## FLINTSHIRE COUNTY COUNCIL

### Appendix

**REPORT TO:**     **CONSTITUTION COMMITTEE**  
**DATE :**           **03 MARCH 2010**  
**REPORT BY:**    **CHIEF EXECUTIVE**  
**SUBJECT :**       **COUNTY COUNCIL DIARY OF MEETINGS 2010/11**

#### **1.00 PURPOSE OF REPORT**

1.01 To consider a revised frequency of Flintshire County Council meetings for 2010/11.

#### **2.00 BACKGROUND**

2.01 At the meeting of Flintshire County Council on 17 February 2010, Members discussed the draft diary of meetings for 2010/11.

2.02 At the Executive meeting on 16 February 2010, it was recognised that the frequency of County Council meeting dates needed to be reviewed. This was also raised at the meeting of County Council on 17 February 2010.

2.03 In drafting the diary, there was a suggestion to combine the usual 10 weekly County Council meetings with those meetings required on specific dates for items such as the Statement of Accounts. This was suggested to avoid meetings being held in close proximity. In drafting the diary this way, there were 5 meetings of the County Council scheduled.

2.04 In the original draft, a date was included for a County Council meeting in December for receiving the Annual Letter. As this is no longer a requirement in this form, the proposed date for this special Council meeting to consider the Letter was deleted thereby creating the gap between September 2010 and March 2011 as referred to by Members. This was recognised by the Executive at its meeting on 16 February 2010 and the Chief Executive recommended that a County Council meeting should be included in December which was agreed.

2.05 The draft diary has now been amended and the 5 dates have been replaced with 8 alternative dates which are listed below.

2.06 The last scheduled meeting for County Council in the current diary is 30 June 2010. Based on the 10 weekly cycle, the suggested meeting dates are:

- Tuesday 7 September 2010 (2pm) (10 weeks)
- ***Wednesday 29 September 2010 (2pm) (Statement of Accounts)***
- Tuesday 7 December 2010 (2pm) (10 weeks)

- Tuesday 8 February 2011 (2pm) (9 weeks)
- ***Tuesday 1 March 2011 (2pm) (Budget)***
- Tuesday 19 April 2011 (2pm) (10 weeks)
- ***Tuesday 10 May 2011 (11am) (Annual Meeting)***
- ***Wednesday 29 June (2pm) (Statement of Accounts) (10 weeks)***

2.05 The meetings above in bold italics are in addition to the meetings scheduled to meet every 10 weeks.

2.06 In addition to the meetings on a 10 weekly cycle and those required for the Statement of Accounts, the Budget and the Annual meeting, there are 8 reserved slots in the draft diary should special meetings need to be called.

2.07 Members generally supported the remainder of the diary.

2.08 Based on the previous cycle of meetings, Overview and Scrutiny meetings are not always able to receive timely data and this has been taken into account in the draft diary for 2010/11.

### **3.00 CONSIDERATIONS**

3.01 The draft diary, if approved, will enable more timely reporting to Overview and Scrutiny Committees, in particular for budget and performance reports.

3.02 The draft diary has been based on the resolution of the Constitution Committee on 17 December 2009 for People and Performance and Corporate Management Overview and Scrutiny Committees to be merged into one Committee called Corporate Overview and Scrutiny Committee. However, the resolution of the Constitution Committee will not be considered by the County Council until the Annual Meeting in May. Therefore, if the recommendation is not adopted, the dates will revert back to meetings for the original Overview and Scrutiny Committees.

3.03 In addition, where possible, meetings have been avoided in the main school holidays.

### **4.00 RECOMMENDATIONS**

4.01 That comments on the revised dates for meetings of the Flintshire County Council be referred to the County Council meeting on 9 March 2010.

### **5.00 FINANCIAL IMPLICATIONS**

5.01 None.

### **6.00 ANTI POVERTY IMPACT**

6.01 None.

**7.00 ENVIRONMENTAL IMPACT**

7.01 None.

**8.00 EQUALITIES IMPACT**

8.01 None.

**9.00 PERSONNEL IMPLICATIONS**

9.01 None.

**10.00 CONSULTATION REQUIRED**

10.01 None.

**11.00 CONSULTATION UNDERTAKEN**

11.01 Corporate Management Team.

**12.00 APPENDICES**

12.01 Report to County Council - 17 February  
Revised diary with FCC meetings on a 10 weekly cycle.

**LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**  
**BACKGROUND DOCUMENTS**

Report to Executive - 16 February 2010  
Report to County Council - 17 February 2010

Contact Officer: Nicola Gittins  
Telephone: 01352 702345  
E-Mail: nicola\_gittins@flintshire.gov.uk

## FLINTSHIRE COUNTY COUNCIL

AGENDA ITEM NUMBER: 21

**REPORT TO:** FLINTSHIRE COUNTY COUNCIL  
**DATE :** 17 FEBRUARY 2010  
**REPORT BY:** CHIEF EXECUTIVE  
**SUBJECT :** COUNTY COUNCIL DIARY OF MEETINGS 2010/11

### **1.00 PURPOSE OF REPORT**

1.01 To consider the diary of meeting for 2010/11 as set out in the attached schedule.

### **2.00 BACKGROUND**

2.01 Historically the diary of meetings has been based on a ten week cycle of meetings.

2.02 The purpose of a ten weekly cycle was to enable minutes of meetings to be submitted to the scheduled ten weekly County Council meetings for approval.

2.03 At a meeting of the County Council on 8 November 2005, it was resolved that the accuracy and adoption of minutes would no longer be considered by County Council. It was further resolved that the circulation of a minute book would take place on a approximate monthly basis for those minutes which had been reported back to the appropriate meeting.

2.04 Based on the current cycle, Overview and Scrutiny meetings are not always able to receive timely data and this has been taken into account in the draft diary for 2010/11.

### **3.00 CONSIDERATIONS**

3.01 Following the decision of County Council in November 2005, it is no longer necessary to base the diary on a ten weekly cycle.

3.02 The draft diary attached as Appendix 1 is based on the required frequency of meetings following consultation with the appropriate officers.

3.03 One significant change is the recommendation to hold Executive meetings on a four weekly cycle rather than the current three weekly cycle.

3.04 If Members approve the four weekly cycle for Executive meeting, this will enable more timely reporting to Overview and Scrutiny Committees, in particular for budget and performance reports, which have been factored into the draft diary following consultation with the appropriate officers.

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Date: 12/02/2010

3.05 In the draft diary, Members will see that the draft has been based on the resolution of the Constitution Committee on 17 December 2009 for People and Performance and Corporate Management Committees to be merged into one Committee called Corporate Overview and Scrutiny Committee. However, the resolution of the Constitution Committee will not be considered by County Council until the annual meeting. Therefore, if the recommendation is not adopted, the dates will revert back to meetings for the original Overview and Scrutiny committees.

3.06 In addition and where possible, meetings have been avoided in the main school holidays.

#### **4.00 RECOMMENDATIONS**

4.01 That the draft diary of meeting 2010/11 be recommended for adoption.

#### **5.00 FINANCIAL IMPLICATIONS**

5.01 None.

#### **6.00 ANTI POVERTY IMPACT**

6.01 None.

#### **7.00 ENVIRONMENTAL IMPACT**

7.01 None.

#### **8.00 EQUALITIES IMPACT**

8.01 None.

#### **9.00 PERSONNEL IMPLICATIONS**

9.01 None.

#### **10.00 CONSULTATION REQUIRED**

10.01 None.

#### **11.00 CONSULTATION UNDERTAKEN**

11.01 Corporate Management Team.

#### **12.00 APPENDICES**

12.01 Draft diary of meetings 2010/11

**LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**  
**BACKGROUND DOCUMENTS**

None.

Contact Officer: Nicola Gittins  
Telephone: 01352 702345  
E-Mail: nicola\_gittins@flintshire.gov.uk

## DIARY 2010/11

<u>DAY / DATE</u>	<u>10.00AM</u>	<u>2.00PM</u>
12 July 2010 (Monday)		JCC Standards Committee (6pm)
13 July 2010 (Tuesday)	Executive (9.30am)	
14 July 2010 (Wednesday)	Constitution Committee	Children's Services Forum (4.30pm)
15 July 2010 (Thursday)		
16 July 2010 (Friday)	Planning Protocol Working Group	
19 July 2010 (Monday)	<b>SCHOOLS CLOSED</b>	
20 July 2010 (Tuesday)	<b>SCHOOLS CLOSED</b>	
21 July 2010 (Wednesday)	<b>SCHOOLS CLOSED</b>	
22 July 2010 (Thursday)	<b>SCHOOLS CLOSED</b>	
23 July 2010 (Friday)	<b>SCHOOLS CLOSED</b>	
26 July 2010 (Monday)	<b>SCHOOLS CLOSED</b>	
27 July 2010 (Tuesday)	<b>SCHOOLS CLOSED</b>	
28 July 2010 (Wednesday)	<b>SCHOOLS CLOSED</b>	
29 July 2010 (Thursday)	<b>SCHOOLS CLOSED</b>	
2 August 2010 (Monday)	Planning Site Visits <b>SCHOOLS CLOSED</b>	
3 August 2010 (Tuesday)	<b>SCHOOLS CLOSED</b>	
4 August 2010 (Wednesday)	<b>SCHOOLS CLOSED</b>	Planning & Development Control Committee
5 August 2010 (Thursday)	<b>SCHOOLS CLOSED</b>	
9 August 2010 (Monday)	<b>SCHOOLS CLOSED</b>	
10 August 2010 (Tuesday)	Executive (9.30am) <b>SCHOOLS CLOSED</b>	
11 August 2010 (Wednesday)	<b>SCHOOLS CLOSED</b>	

12 August 2010 (Thursday)	<b>SCHOOLS CLOSED</b>	
16 August 2010 (Monday)	<b>SCHOOLS CLOSED</b>	
17 August 2010 (Tuesday)	<b>SCHOOLS CLOSED</b>	
18 August 2010 (Wednesday)	<b>SCHOOLS CLOSED</b>	
19 August 2010 (Thursday)	<b>SCHOOLS CLOSED</b>	
23 August 2010 (Monday)	<b>SCHOOLS CLOSED</b>	
24 August 2010 (Tuesday)	<b>SCHOOLS CLOSED</b>	
25 August 2010 (Wednesday)	<b>SCHOOLS CLOSED</b>	
26 August 2010 (Thursday)	<b>SCHOOLS CLOSED</b>	
27 August 2010 (Friday)	<b>SCHOOLS CLOSED</b>	
30 August 2010 (Monday)	<b>BANK HOLIDAY</b>	
31 August 2010 (Tuesday)	<b>SCHOOLS CLOSED</b>	
1 September 2010 (Wednesday)	Licensing Committee	
2 September 2010 (Thursday)	Co-ordinating Committee	
3 September 2010 (Friday)	North Wales Residual Waste Joint Committee (10.30am)	
6 September 2010 (Monday)	Planning Site Visits	
7 September 2010 (Tuesday)		County Council
8 September 2010 (Wednesday)	OSC (C&H) (Performance Reporting)	Planning & Development Control Committee
9 September 2010 (Thursday)	OSC (Corp) (Performance Reporting)	
13 September 2010 (Monday)	OSC (S&H) (Performance Reporting)	Standards Committee (6pm)
14 September 2010 (Tuesday)		
15 September 2010 (Wednesday)	OSC (E&R) (Performance Reporting)	Reserved
16 September 2010 (Thursday)		OSC (LL) (Performance Reporting)



17 September 2010 (Friday)	Planning Protocol Working Group	
20 September 2010 (Monday)	Licensing Sub-Committee	
21 September 2010 (Tuesday)	Executive (9.30am)	
22 September 2010 (Wednesday)		
23 September 2010 (Thursday)		
27 September 2010 (Monday)		
28 September 2010 (Tuesday)		
29 September 2010 (Wednesday)	Audit Committee (+ Statement of Accounts)	County Council ( + Statement of Accounts)
30 September 2010 (Thursday)	OSC (Corporate)	
4 October 2010 (Monday)	Planning Site Visits	
5 October 2010 (Tuesday)		
6 October 2010 (Wednesday)		Planning & Development Control Committee
7 October 2010 (Thursday)		
11 October 2010 (Monday)	OSC (S&H)	Standards Committee (6pm)
12 October 2010 (Tuesday)		
13 October 2010 (Wednesday)	OSC (E&R)	Children's Services Forum (4.30pm)
14 October 2010 (Thursday)		OSC (LL)
18 October 2010 (Monday)	Licensing Sub-Committee	
19 October 2010 (Tuesday)	Executive (9.30am)	
20 October 2010 (Wednesday)	OSC (C&H)	Reserved
21 October 2010 (Thursday)	OSC (Corporate) <b>SCHOOLS CLOSED</b>	
25 October 2010 (Monday)	<b>SCHOOLS CLOSED</b>	
26 October 2010 (Tuesday)	<b>SCHOOLS CLOSED</b>	
27 October 2010 (Wednesday)	Constitution Committee <b>SCHOOLS CLOSED</b>	

28 October 2010 (Thursday)	<b>SCHOOLS CLOSED</b>	
1 November 2010 (Monday)		
2 November 2010 (Tuesday)		
3 November 2010 (Wednesday)		SACRE
4 November 2010 (Thursday)		
8 November 2010 (Monday)		JCC Standards Committee (6pm)
9 November 2010 (Tuesday)		
10 November 2010 (Wednesday)	Licensing Committee	Planning & Development Control Committee
11 November 2010 (Thursday)		
15 November 2010 (Monday)		FCCTCC
16 November 2010 (Tuesday)	Executive (9.30am)	
17 November 2010 (Wednesday)		
18 November 2010 (Thursday)	OSC (Corporate)	
19 November 2010 (Friday)	Planning Protocol Working Group	
22 November 2010 (Monday)	Licensing Sub-Committee	
23 November 2010 (Tuesday)		
24 November 2010 (Wednesday)		Reserved
25 November 2010 (Thursday)		
29 November 2010 (Monday)	OSC (S&H) (Performance Reporting)	
30 November 2010 (Tuesday)		
1 December 2010 (Wednesday)	OSC (E&R) (Performance Reporting)	
2 December 2010 (Thursday)	Co-ordinating Committee	OSC (LL) (Performance Reporting)
6 December 2010 (Monday)	Planning Site Visits	

7 December 2010 (Tuesday)		County Council
8 December 2010 (Wednesday)	OSC (C&H) (Performance Reporting)	Planning & Development Control Committee
9 December 2010 (Thursday)		
13 December 2010 (Monday)		Standards Committee (6pm)
14 December 2010 (Tuesday)	Executive (9.30am)	
15 December 2010 (Wednesday)		
16 December 2010 (Thursday)	OSC (Corporate) (Performance Reporting)	
20 December 2010 (Monday)	Licensing Sub-Committee <b>SCHOOLS CLOSED</b>	
21 December 2010 (Tuesday)	Executive (Budget) (Provisional) <b>SCHOOLS CLOSED</b>	
22 December 2010 (Wednesday)	Audit Committee <b>SCHOOLS CLOSED</b>	
23 December 2010 (Thursday)		
27 December 2010 (Monday)	<b>BANK HOLIDAY</b>	
28 December 2010 (Tuesday)	<b>BANK HOLIDAY</b>	
29 December 2010 (Wednesday)	<b>SCHOOLS CLOSED</b>	
30 December 2010 (Thursday)	<b>SCHOOLS CLOSED</b>	
31 December 2010 (Friday)	<b>SCHOOLS CLOSED</b>	
3 January 2011 (Monday)	<b>BANK HOLIDAY</b>	
4 January 2011 (Tuesday)	<b>SCHOOLS CLOSED</b>	
5 January 2011 (Wednesday)		
6 January 2011 (Thursday)		
10 January 2011 (Monday)	Constitution Committee	Standards Committee (6pm)
11 January 2011 (Tuesday)		
12 January 2011 (Wednesday)		(Reserved)
13 January 2011 (Thursday)		OSC (LL)

14 January 2011 (Friday)	Planning Protocol Working Group	
17 January 2011 (Monday)	Planning Site Visits	
18 January 2011 (Tuesday)	Executive (9.30am)	OSC (Budget)
19 January 2011 (Wednesday)	OSC (E&R)	Planning & Development Control Committee
20 January 2011 (Thursday)	OSC (Corporate)	OSC (Budget)
21 January 2011 (Friday)	OSC (Budget)	
24 January 2011 (Monday)	OSC (S&H)	OSC (Budget)
25 January 2011 (Tuesday)	OSC (Budget)	OSC (Budget)
26 January 2011 (Wednesday)	OSC (C&H)	OSC (Budget)
27 January 2011 (Thursday)	OSC (Budget)	OSC (LL) Children's Services Forum (4.30pm)
28 January 2011 (Friday)	Planning Protocol Working Group	
31 January 2011 (Monday)		
1 February 2011 (Tuesday)		
2 February 2011 (Wednesday)	Licensing Committee	
3 February 2011 (Thursday)		
7 February 2011 (Monday)	Licensing Sub-Committee	
8 February 2011 (Tuesday)		County Council
9 February 2011 (Wednesday)		
10 February 2011 (Thursday)		
14 February 2011 (Monday)	Planning Site Visits	Standards Committee (6pm)
15 February 2011 (Tuesday)	Executive (9.30am)	
16 February 2011 (Wednesday)		Planning & Development Control Committee
17 February 2011 (Thursday)	OSC (Corporate)	

18 February 2011 (Friday)		
21 February 2011 (Monday)	<b>SCHOOLS CLOSED</b>	JCC
22 February 2011 (Tuesday)	<b>SCHOOLS CLOSED</b>	
23 February 2011 (Wednesday)	<b>SCHOOLS CLOSED</b>	
24 February 2011 (Thursday)	<b>SCHOOLS CLOSED</b>	
28 February 2011 (Monday)		
1 March 2011 (Tuesday)		County Council (Budget)
2 March 2011 (Wednesday)		Reserved
3 March 2011 (Thursday)		OSC (LL) (Performance Reporting)
7 March 2011 (Monday)	OSC (S&H) (Performance Reporting)	FCCTCC
8 March 2011 (Tuesday)		
9 March 2011 (Wednesday)	OSC (E&R) (Performance Reporting)	
10 March 2011 (Thursday)	Co-ordinating Committee	
14 March 2011 (Monday)	Planning Site Visits	Standards Committee (6pm)
15 March 2011 (Tuesday)	Executive (9.30am)	
16 March 2011 (Wednesday)	OSC (C&H) (Performance Reporting)	Planning & Development Control Committee
17 March 2011 (Thursday)	OSC (Corporate) (Performance Reporting)	
21 March 2011 (Monday)	Audit Committee	
22 March 2011 (Tuesday)		
23 March 2011 (Wednesday)		SACRE
24 March 2011 (Thursday)		
25 March 2011 (Friday)	Planning Protocol Working Group	
28 March 2011 (Monday)	Licensing Sub-Committee	
29 March 2011 (Tuesday)		

30 March 2011 (Wednesday)		Reserved
31 March 2011 (Thursday)		
4 April 2011 (Monday)	OSC (S&H)	
5 April 2011 (Tuesday)		
6 April 2011 (Wednesday)	OSC (E&R)	
7 April 2011 (Thursday)		
11 April 2011 (Monday)	Planning Site Visits	Standards Committee (6pm)
12 April 2011 (Tuesday)	Executive (9.30am)	
13 April 2011 (Wednesday)	OSC (C&H)	Planning & Development Control Committee
14 April 2011 (Thursday)	OSC (Corporate)	OSC (LL)
18 April 2011 (Monday)	Licensing Sub-Committee <b>SCHOOLS CLOSED</b>	
19 April 2011 (Tuesday)	<b>SCHOOLS CLOSED</b>	County Council
20 April 2011 (Wednesday)	Constitution Committee <b>SCHOOLS CLOSED</b>	
21 April 2011 (Thursday)	<b>SCHOOLS CLOSED</b>	
22 April 2011 (Friday)	<b>BANK HOLIDAY (Good Friday)</b>	
25 April 2011	<b>BANK HOLIDAY (Easter Monday)</b>	
26 April 2011 (Tuesday)	<b>SCHOOLS CLOSED</b>	
27 April 2011 (Wednesday)	<b>SCHOOLS CLOSED</b>	
28 April 2011 (Thursday)	<b>SCHOOLS CLOSED</b>	
29 April 2011 (Friday)	<b>SCHOOLS CLOSED</b>	
2 May 2011 (Monday)	<b>BANK HOLIDAY</b>	
3 May 2011 (Tuesday)		
4 May 2011 (Wednesday)	Licensing Committee	Reserved
5 May 2011 (Thursday)	<b>Welsh Assembly Government Elections</b>	

9 May 2011 (Monday)	Planning Site Visits	Standards Committee (6pm)
10 May 2011 (Tuesday)	County Council – Annual Meeting (11am)	
11 May 2011 (Wednesday)		Planning & Development Control Committee
12 May 2011 (Thursday)		Children’s Services Forum (4.30pm)
16 May 2011 (Monday)		JCC
17 May 2011 (Tuesday)	Executive (9.30am)	
18 May 2011 (Wednesday)		
19 May 2011 (Thursday)	OSC (Corporate)	
20 May 2011 (Friday)		
23 May 2011 (Monday)	Licensing Sub-Committee	
24 May 2011 (Tuesday)		
25 May 2011 (Wednesday)		
26 May 2011 (Thursday)		
27 May 2011 (Friday)	Planning Protocol Working Group	
30 May 2011 (Monday)	<b>BANK HOLIDAY</b>	
31 May 2011 (Tuesday)	<b>SCHOOLS CLOSED</b>	
1 June 2011 (Wednesday)	<b>SCHOOLS CLOSED</b>	
2 June 2011 (Thursday)	<b>SCHOOLS CLOSED</b>	
6 June 2011 (Monday)		FCCTCC
7 June 2011 (Tuesday)		
8 June 2011 (Wednesday)	OSC (E&R) (Performance Reporting)	
9 June 2011 (Thursday)	OSC (Corporate) (Performance Reporting)	OSC (LL) (Performance Reporting)
13 June 2011 (Monday)	OSC (S&H) (Performance Reporting)	Standards Committee (6pm)
14 June 2011 (Tuesday)		

15 June 2011 (Wednesday)	OSC (C&H) (Performance Reporting)	
16 June 2011 (Thursday)	Co-ordinating Committee	
20 June 2011 (Monday)	Planning Site Visits	
21 June 2011 (Tuesday)	Executive (9.30am)	
22 June 2011 (Wednesday)		Planning & Development Control Committee
23 June 2011 (Thursday)	OSC (Corporate)	
27 June 2011 (Monday)	Licensing Sub-Committee	
28 June 2011 (Tuesday)		
29 June 2011 (Wednesday)	Audit Committee (+ Statement of Accounts)	County Council (+ Statement of Accounts)
30 June 2011 (Thursday)		
4 July 2011 (Monday)		
5 July 2011 (Tuesday)		
6 July 2011 (Wednesday)		
7 July 2011 (Thursday)		
11 July 2011 (Monday)	Planning Site Visits	Standards Committee (6pm)
12 July 2011 (Tuesday)		
13 July 2011 (Wednesday)		Planning & Development Control Committee
14 July 2011 (Thursday)		
18 July 2011 (Monday)		
19 July 2011 (Tuesday)	Executive (9.30am)	
20 July 2011 (Wednesday)	Licensing Committee	Reserved
21 July 2011 (Thursday)	OSC (Corporate)	
25 July 2011 (Monday)	Licensing Sub-Committee	
26 July 2011 (Tuesday)		



27 July 2011 (Wednesday)		
28 July 2011 (Thursday)		
29 July 2011 (Friday)	Planning Protocol Working Group	