

CUSTOM HOUSE SCHOOL SITE

Mold Road, Connah's Quay, Flintshire

DEVELOPMENT BRIEF FOR HOUSING

Note: Developers must have regard to this Development Brief when preparing a design scheme for this site. Any differences between Developer's Proposals and this Development Brief must be justified by the Developer.

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The site area of 0.3146 h, which at approximately 30 dwellings per hectare could yield a maximum of 12 dwellings. See appendix 1 for suggested layouts.

2 Status of the Development Brief

Following receipt of the Feasibility study carried out after the approval of Planning Application No: 047415 for the erection of a new primary school at Custom House Lane in August 2010, JIG Architects were commissioned to address one part of the contents of Condition 4 to that approval. This condition read, *"No development, demolition work or other site clearance shall commence until a scheme has been submitted and approved in writing by the Local Planning Authority for the phasing of the development to include the provision of car parking, demolition work and site clearance work. The scheme shall include details of a feasibility study to assess the scope for the retention of the historic part of Custom House Lane County Primary School within any future redevelopment proposals."* The reason for this condition was *"To ensure that all aspects of the development are completed within a satisfactory timeframe and the potential for the retention of any historic element within any redevelopment proposals can be investigated."*

The results of that Feasibility Study were that the complete demolition of the original school was the preferred option for the original site.

3 Planning Context and Planning History

The Flintshire Unitary Development Plan (UDP) is the relevant Development Plan and was adopted in September 2011. The site falls within the Connah's Quay Development Boundary.

Recent Planning History

047415 Phase 1: Erection of primary school, construction of access road, car park and hard and soft play areas: Phase 2: Demolition of existing infant and junior schools, formation of replacement playing field, second car park, hard play area and habitat area: Erection of 2m high paladin (or similar approved) security fencing/gates to boundary/perimeter of new school site. Approved 05/08/2010

4 Relevant Development Plan Policies and Guidance

The development of the site will be assessed against a number of policies and relevant guidance. These are Listed in Appendix ii), although it should be noted that the development plan (UDP) should be read as a whole. The Council also has a suite of Local Planning Guidance Notes and the relevant notes are also set out in Appendix ii).

5 Site Analysis and Planning Requirements

a. Location and Landscape character

The site of 0.3146 ha is located along Mold Road Connah's Quay and currently consists of School buildings occupying 60% of the site with the remainder being hard landscaped in Tar macadam. There is a slight fall across the site from South West to North East. The Site is bounded on the North Eastern Side by existing residential development and on the South Western Side by the New Primary School Development. To the South Eastern will be a new Playing field for the Primary School and the North Western side fronts onto Mold



Road. There is an existing Access point onto Mold road at the North Eastern extremity of the site.

b. Site Ownership

The site is currently in the Ownership of Flintshire County Council.

c. Landscape Context

A carefully designed landscaping scheme for the site will be required in order to provide the best amenity for residents. Consideration should be given to shared surfaces, with delineation of function being obtained by a change in material. Porous surfaces should be considered to assist surface water drainage requirements.

The requirements of UDP policy D3 Landscaping should be complied with. Details of Landscaping should include measures to encourage biodiversity. Boundary treatments along the South Eastern and South Western edges to the new school development will need careful consideration.

d. Urban Context

The site occupies a position just to the South of the Main Urban Centre of Connahs Quay along Chester Road West. The area is predominantly residential with a mixture of dwelling types and ages ranging from late 19th Century properties through to more modern designs of the late 20th and early part of this century. The dwelling types vary from terraced properties immediately adjacent the site to semi detached and detached dwellings in the wider area, all having reasonable sized gardens and a density of approximately 25 dwellings per hectare. Connah's Quay is a well established settlement along the river Dee and has been the subject of recent Masterplanning exercise which identified the need to strengthen and modernize the town centre facilities. This has already begun with the development of the new medical centre and associated facilities, which lies to the South East of this development site. The site has good transport links and availability of Services. It is well served by employment and retail provision and has a good range of community facilities and services.

The indicative layout in appendix i) shows how the site can be developed for residential purposes in a sympathetic manner, with design linkages to its previous use and its important frontage onto Mold Road. Any proposal for redevelopment would however be the subject of a further planning application.

The development will be expected to comply with GEN 1 General requirements for development, D1 Design Quality, Location and Layout and D2 Design, and HSG3 Housing on unallocated sites within Settlement Boundaries. Also, new developments should take into account all new guidance published by the Welsh Government which relates to Residential streets, housing, design, designing for security and safer, more inclusive environments.

e. Sustainable Development

Solar Considerations The location and orientation of the site generally can take advantage of available solar radiation in the proposed buildings. The buildings should therefore be designed to take advantage of this in order to maximize heating gain.



Code for sustainable homes In line with current guidance, all residential properties will have to reach Code Level 3 of the Code for Sustainable Homes as a minimum and developers are encouraged to exceed this. However it may be that Code Level 4 is a requirement by the time an application comes forward as the Welsh Government are moving towards dwellings becoming more sustainable as soon as possible. Policies EWP2 Energy efficiency in new developments and EWP3 Renewable Energy in New Developments should also be considered.

Materials In order to ensure that the new development does not detract from the local environment, traditional local building materials should be used. Particular attention is drawn to the materials of the original 1881 School building and the type and style of brickwork. The facade of the existing 1881 school fronting Mold Road is an important characteristic to be considered in any new application.



Patterned brickwork



Slate Gable Roofs

f. Highways and Access

Vehicular Access to the site will be from Mold Road on the North Western Boundary of the site. The road into the development will have to be built to adoptable standards. The entrance radii, visibility splays and access road width will have to be agreed with the Highways Authority. The attached proposed plan in Appendix i) is indicative only, but shows a typical entrance arrangement. Adequate turning for service vehicles must be provided within the site. Off road parking should for part of any proposed plan. 1.8m wide footpaths should be maintained within the site to allow adequate pedestrian access. Paths should be well lit at night.

Every effort should be made to make the site accessible as possible to a wide range of potential users, including those with sensory or physical disabilities. Although the site has good public transport links and is within walking and cycling distance of local facilities, provision of carparking will still need to be accommodated. The layout should provide appropriate levels of parking within the curtilage of dwellings in line with the Council's Adopted car parking standards, which as follows are a maximum of:

Size of House	Number of Parking Spaces
1 Bedroom dwelling	1.5 car parking spaces per unit
2 and 3 bedroom dwelling	2 car parking spaces per unit
3 + bedroom dwelling	3 car parking spaces per unit
Flats	1 car parking space per unit + 1 car parking space per 2 units for visitors
Elderly person / retirement dwellings or flats	1 car parking space per unit + 1 car parking space per 3 units for visitors



In line with policy AC18 of the UDP reduced requirements may be applied

g. Services and Infrastructure

The Developer will need to discuss the establishment and location of services and infrastructure with the relevant utilities companies in order to ensure the correct and appropriate servicing of the site, and to locate the position of existing services.

Drainage – Welsh water will have to be consulted. The current capacity of the sewage system in the area is unknown at this point. Developers should discuss this with Welsh Water / Dwr Cymru at an early stage. Details of Foul and surface water disposal will be subject to approval of detailed design. To ensure that no surface water runoff enters the sewage system and to reduce surface water runoff from site, a separate Sustainable Urban Drainage System (SUDs) will be required to serve the development. These are matters which can be considered within the planning application process and in light of UDP policies GEN 1 and EWP16.

Supply and distribution of Water Any development of the site may have an impact on the water network infrastructure in the area. This will have to be investigated prior to any development of the site.

Electricity / Gas / Telephone / Internet There are no known problems with the supply of gas or electricity to the site, nor with telephone / internet system. The developer should check with the relevant service provider for the provision of connection to these services.

Street Lighting The provision of Street lighting within the site will have to be agreed with the Local Authority, any street lighting provided should be highly energy efficient and its design in keeping with the site design and layout.

Public Open Space New development is generally required to provide open space and appropriate play facilities in accordance with the relevant policies and guidance, although in this case an offsite payment is appropriate. The developer will need to bear in mind the need to pay a commuted sum payment towards the enhancement of existing recreational facilities in lieu of onsite recreational provision.

Private Open Space Garden dimensions will be determined by considerations including density of development, design objectives and the need to provide a complementary range of house types.

h. Affordable Housing

The site does not fall within the affordable housing criteria in accordance with Policy HSG 10 of the UDP.

i. Layout and Design

The layout of the housing requires it to contribute to achieving a sense of place and have particular regard to the frontage along Mold Road. The design of each house type along this road should pay attention to the previous development on the site in terms of form and appearance. A range of house types with differing floor areas should be considered as this will ensure that a sustainable density of dwellings per hectare is



achieved and provide for every market sector. There is a clear demand for a wide range of housing types and developers should ensure that appropriated provision is made.

Guidance on design and layout of new developemtns can be found in documents such as Planning policy Wales, TAN 12 Design, Energy Saving Trust guidance on estate layout to maximize passive solar gain etc. A more comprehensive list can be found in the appendix.

j. Noise

There are no major noise concerns with the site.

6 Recycling

The design and layout of the development should take into account the requirements of the Code for Sustainable Homes and the provision of adequate bin stores for the separate collection of recyclable waste.

7 Summary

The site offers an excellent opportunity for a residential development of quality. The density figures quoted allow for a lilted mix of house types and design. It is imperative that any design proposal pays homage to the original 1881 School building in terms of design linkages and detailing as described in this document. Development of the site's layout should reflect the principles of sustainable development and incorporate the appropriate technologies to ensure energy efficiency and the conservation of natural resources and minimize pollution.

As a minimum, dwellings will be required to achieve Code level 3 of the Code for Sustainable Homes, however developers should aim for higher levels and not e the Welsh Government intends to require higher levels in future and it may be by the time an application is submitted, a code level 4 or higher is required.

In respect of sustainable development, the following should be considered: climate, energy, resources, biodiversity and community. A sustainability statement will be required as part of the Design and Access statement setting out how the principles of sustainable development have been incorporated from the outset.

Planning Application requirements

Any Planning Application will need to be accompanied by the flowing:

- Planning Statement (including an assessment in light of this brief)
- Design and Access Statement
- Landscaping
- Code for Sustainable Homes pre-assessment

Design and Access Statement A design and Access statement will be required to accompany a planning application. It must clearly demonstrate how the development has taken account of this development brief and should explain how the design has been created specifically for this development. The statement should demonstrate how the overall design reflects the best of urban form for the development. The advice in TAN12 Design should be followed.



Planning Conditions Any planning conditions which are required should be related in scale and kind to the proposed development.

8 Further information

Developers are encouraged to contact Flintshire County Council's Planning Service to discuss details of any proposed scheme. Any application will be dealt with primarily by the development Management Team, but policy guidance can be obtained from the development plans team, who will also be consulted on the application and pre application inquiry.

Contacts:

Flintshire County Council Planning Department
Planning Services, Environment Directorate, Flintshire County Council,
County Hall, Mold, Flintshire CH7 6NF

Highways Department:

Highways Development Control Section, Environment Directorate, Flintshire County Council,
County Hall, Mold, Flintshire CH7 6NF



9 Appendices

Appendix i) Proposed Layout



Appendix ii)

- a. Relevant development plan policies and guidance (Please note these are only the most relevant references and other policies and guidance may apply)

Flintshire Unitary Development Plan

STR 1 New Development
STR 2 Transport and Communication
STR4 Housing
STR 10 Resources
D1 Design Quality, Location and Layout
D2 Design
D3 Landscaping
AC18 Parking Provision and New Development
HSG 1 New Housing Proposals
HSG 3 Housing on unallocated sites
HSG 8 Density of Development
HSG 9 Housing Mix and Type
SR 5 Outdoor Playing space and new residential development
EWP 2 Energy Efficiency in New Development
EWP 3 Renewable Energy in New Development

- b. Local Planning Guidance Notes

2. Space around Dwellings
3. Landscaping
11. Parking Standards
12. Access for All
13. Open Space Requirements
19. SUDS
20. Energy Conservation and Renewable Energy for Householders and small businesses
22. Planning Obligations

Planning Policy Wales 2010
TAN 8 Renewable Energy
TAN 12 Design
TAN 16 Sport, Recreation and Open Space
TAN 18 Transport
TAN 22 Sustainable Buildings

