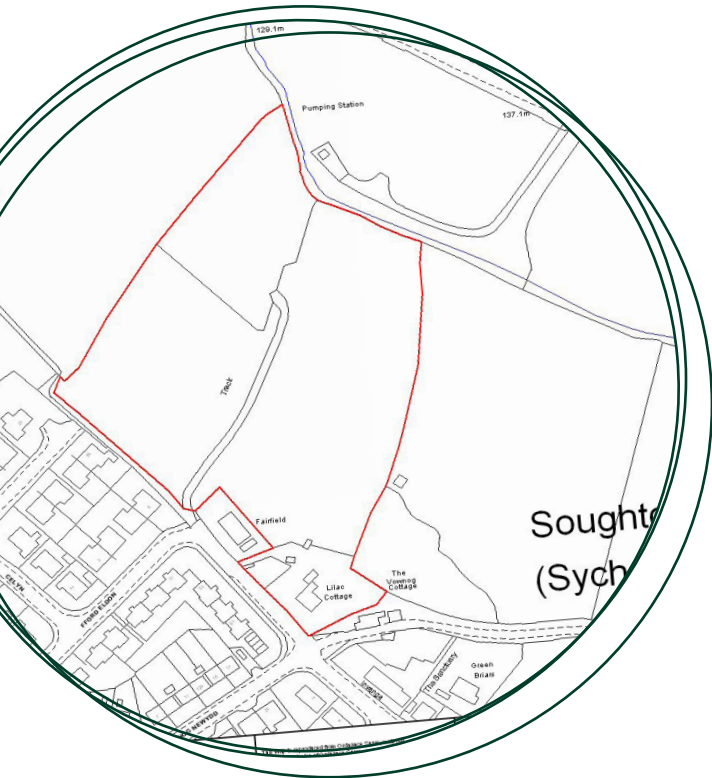




Development Brief
July 2012

Development Brief

for Housing at **Land Off Ffordd Eldon** the Former Sewage Works Site, Wats Dyke Lane, Sychdyn



Developers must have regard to this development brief when preparing a scheme for this site. Any differences must be justified by the developer and agreed with the Planning Authority.

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1 | Purpose of the Brief

The objective of the brief is to bring about a high quality development by providing clear advice to potential applicants on the Councils requirements and expectations in relation to this site at Ffordd Eldon, Sychdyn. The site has been known as the Former Sewage Works Site throughout the UDP process and is known as such in the adopted UDP but it is now felt that the name is inappropriate since the remains of the former use has blended into the natural landscape.” ~~The objective of the brief is to bring about a high quality development on the Former Sewage Works Site, Wats Dyke Way, Sychdyn, by providing clear advice to potential applicants on the Councils requirements and expectations in relation to the site. The brief will identify the potential opportunities and constraints in and around the site and will suggest solutions in order to facilitate an appropriate sustainable development.~~

The brief aims to promote development of the site with a mix of market value and affordable housing to identify the most appropriate form of development.

2 | Site Description

The site is 1.9 ha in size and is located on the northern edge of the settlement of Sychdyn. ~~The land is flat and is at present not cultivated or used for grazing.~~ The land is generally flat and is in agricultural use. Little remains of the former use as a sewage works, merely a dilapidated chain link fence heavily overgrown with brambles and a line of tall conifer trees.

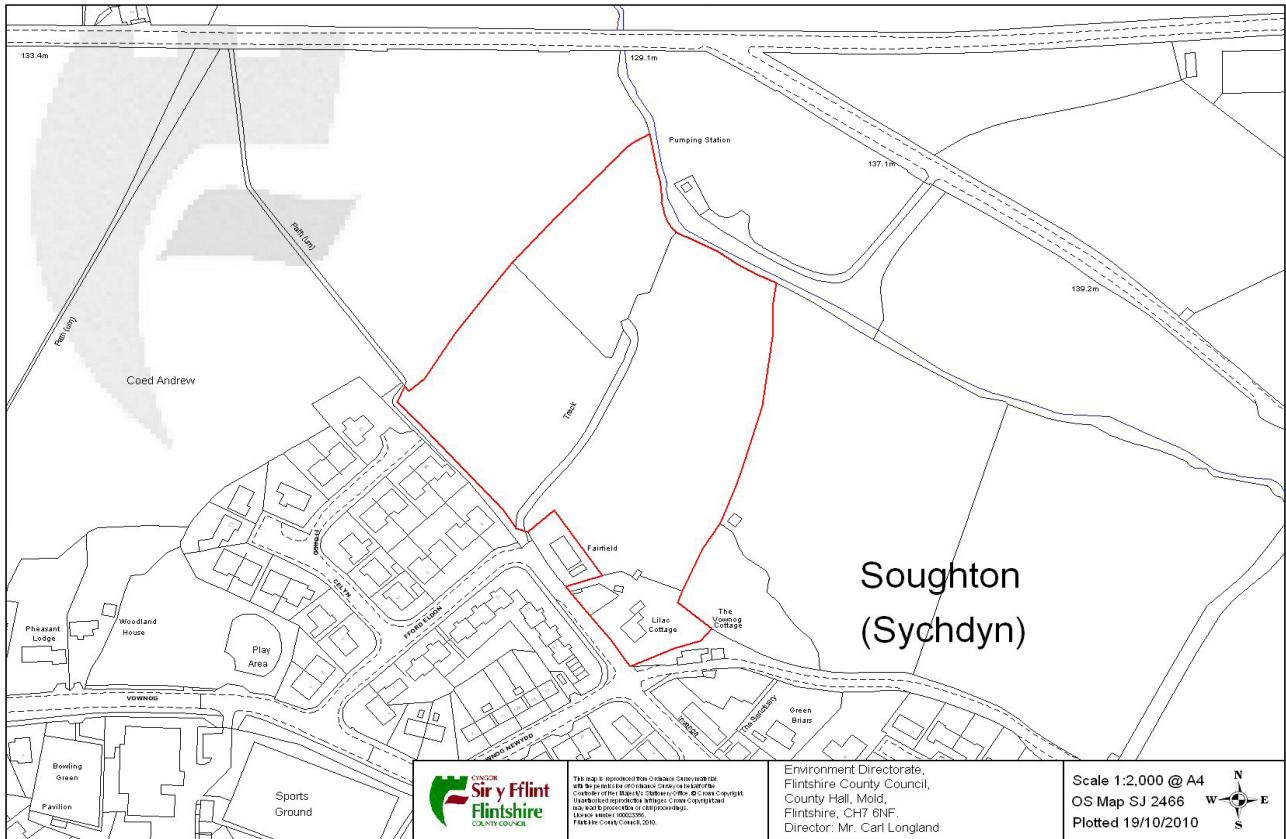
The site is surrounded to the north, east and west by mature hedgerows with open fields beyond. A small water course runs along the northern boundary. A public right of way runs along the southern edge of the site which forms part of the Wats Dyke Way Heritage Trail. The southern edge of the site is bounded by bungalows and older cottages and Lilac Cottage is included within the site. Vehicular access to the site is presently gained from Ffordd Eldon between No 6 Ffordd Eldon and Fairfield.

3 | Status of the Brief

The Council has written this brief and consulted widely with relevant internal departments such as Highways, Pollution control, Biodiversity, the Play Unit and Education Departments. External organisations such as Clwyd Powys Archaeological Trust (CPAT), Countryside Council for Wales (CCW) and Welsh Water have also been consulted.

In line with the advice of the Welsh Government (WG) the brief has been the subject of a Council resolution and public consultation and should therefore be afforded considerable weight as a material planning consideration. The representations received and how the brief has been amended to take account of the issues raised has been summarised in the Comments and Responses document which can be found in Appendix 4.

A)



Map 1 Extent of the planning brief area

B)



Aerial view

C)



View along the southern boundary footpath looking to the south along the line of Wats Dyke.

D)



View of the site from the southern boundary footpath looking north.

E)



View of the site from the southern boundary footpath looking north/west.

F)



View from the southern boundary footpath across the site looking south/east.

G)



View from footpath looking south/west to No 23 Ffordd Celyn.

4 | Planning Context and History

Sychdyn is a category B settlement in the Unitary Development Plan (UDP) which means an indicative growth level of 8 -15% over the Plan period (2000 to 2015). Following the UDP inquiry the inspector recommended the retention of this site as an allocation in the Plan and felt that a growth level of 11%, since the base date of the Plan (2000), was acceptable. Sychdyn is considered to be a sustainable location for new development as it is close to areas of employment has good public transport links and a good range of local facilities.

This development brief has been produced in support of the housing allocation in the UDP and it will be adopted alongside the plan as Supplementary Planning Guidance. It was felt that the sensitive nature of the site due to the **locally important** Wats Dyke archaeological remains and the additional restrictions on the site resulting in a requirement to build at an appropriate density, meant that a development brief was advisable.

In terms of the planning history, there have been no planning applications on the site. Although the site did include a sewage works at the north/west corner of the field this has become overgrown and all that remains of the works is a chain link fence and an overgrown conifer hedge. Considering the previous use of the land, contaminated land surveys will be required as part of any planning application.

Ownership – it is understood that the majority of the site is within one ownership excluding the curtilage of Lilac Cottage and the former sewage compound which is still Dwr Cymru Welsh Water land. It is also understood there is provision to utilise part of the front garden of No 6 Ffordd Eldon to facilitate access to the site.

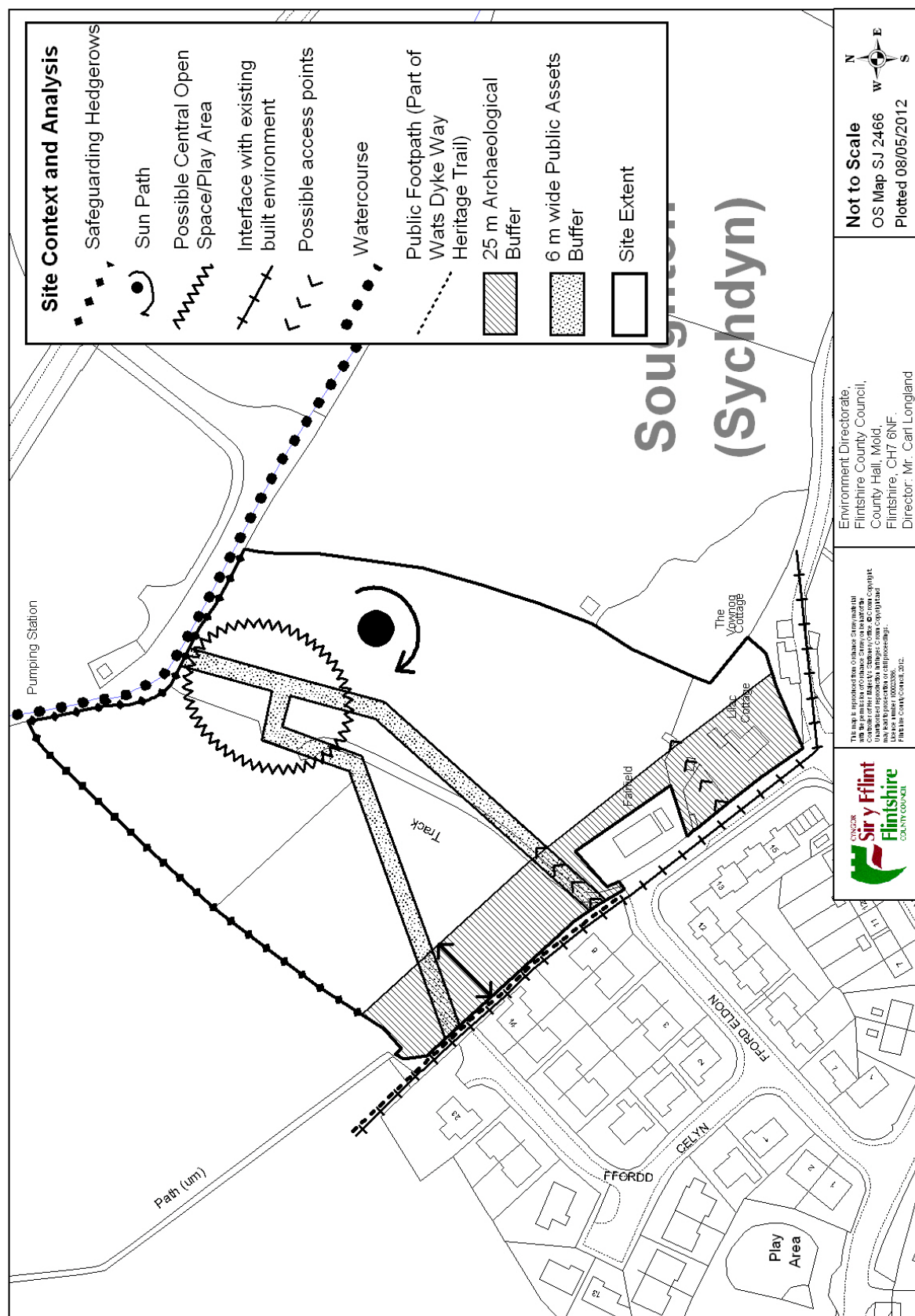
Formal Designations. There are no formal wildlife designations on the site, however, Wats Dyke which is an important site of local archaeological interest, runs along the southern boundary of the site. Whilst not formally designated a Scheduled Ancient Monument (SAM) the line of the Dyke will need to be protected and this issue is fully addressed in para 6.12 of this brief.

5 | Relevant Development Plan Policies and Guidance.

~~These can be found in appendix 2.~~ Regard will be given to national guidance in the form of Planning Policy Wales and Technical Advice Notes (TANs). The relevant development plan is the Flintshire Unitary Development Plan (UDP) which was adopted on 28th September 2011. Other local guidance is in the form of Local Planning Guidance Notes, these are being reviewed with the view of adopting them as Supplementary Planning Guidance in the near future. UDP policies can be found in Appendix 1 and a List of Local Planning Guidance notes can be found in Appendix 2.

6 | Site analysis and Planning Requirements

(See Site Context and Analysis diagram)



6.1 | Location and Landscape Character

The site sits within a mosaic of small fields on the northern edge of the settlement. A carefully designed landscaping scheme for the site will be required to ensure protection of the hedgerows along the northern boundaries as indicated on the Site Context and Analysis Plan and the consolidation of the hedgerow along the eastern boundary. The requirements of policy D3 Landscaping should be complied with. Details of the landscaping should encourage biodiversity, safeguard the line of the Wats Dyke and offer appropriate links through the development from the existing settlement to the footpaths and the surrounding countryside.

6.2 | Local Context Layout and Design

The development should aim to create a scheme which is outward looking rather than inwardly focused so that it is visually, functionally and physically integrated into the existing built form of the village. In terms of massing, scale and character the layout should reflect the surrounding area which are a mix of single and two storey dwellings each with their own rear garden and many with their own parking space. Sychdyn has a good mixture of house types, there is a variety of large and small linked and detached bungalows and two storey houses.

Bungalows primarily surround the site and it may therefore be appropriate to use this house type at the southern portion of the site where the site interfaces with the existing village. These could also comprise the affordable element of the scheme, as detailed later. There should be a reasonable mix of housing types and sizes to cater for a range of housing needs.

The Site Context and Analysis Plan show the constraints which will inform the development of the site. Building cannot take place within the 25m archaeological buffer and within 3m of the drainage system on the site. A central location for the play area could create a focal point for the layout of the development. The Design and Access Statement/ Planning Statement will be required to undertake a robust contextual analysis of the site, its surroundings and the constraints and demonstrate the processes and options considered in devising a development proposal.

6.3 | Density

The final number of houses is obviously affected by the constraints of the site as shown on the site analysis plan and the requirements for affordable housing and open space. The net developable area when taking the archaeological, drainage, hedgerow safeguarding and provision for public open space into account is approx 1.3 ha. Using this as a guide, a low density development of 25 dwellings per hectare (dph) would produce 33 dwellings and an average density of 30 dph would produce 39 dwellings. The Council do not consider it appropriate to exceed these levels given the circumstances of this site.

6.4 | Materials

To ensure that the new development does not detract from the local environment, traditional local building materials should be used to reflect the existing character of Sychdyn. In terms of the local materials found in the village, the older houses are usually red brick with slate roofs with some stone buildings with slate roofs. More modern dwellings are again brick or render with a mix of slate and grey tile roofs.

Simple details on buildings can make a big difference to their appearance and the way a development

fits in with the surroundings. Simple brick detailing can add to the character of a dwelling by reflecting the traditional character of the area but fussy or complicated detailing should be avoided. Photographs (in Appendix 3) of houses in the village show these materials and features such as pitched roof porches and garages. The detailing around doors and windows are an important design feature, for example stone lintels and window sills are often seen on older properties in Sychdyn. Strong perimeter treatment such as walls, fences and gates can also be useful to enhance the identity of housing and help to define the private/ public realm. The use of energy efficient, low maintenance and sustainable materials will be encouraged whenever practicable.

6.5 | Sustainable Development.

Development of the site's layout should reflect the principles of sustainable development and incorporate the appropriate landscaping. All developments should seek to conserve natural resources, be energy efficient and minimise pollution. As a minimum the dwellings will be required to meet the requirements of Level 3 of the Code for Sustainable Homes as contained within current national guidance. However developers should aim for a higher level and note that the Welsh Government intends to require higher levels in future and it may be that by the time an application is submitted, attaining Code Level 4 or higher may be a requirement.

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.

Solar considerations

The majority of the site generally occupies a south facing aspect and can therefore take advantage of available solar radiation in the proposed buildings. The buildings should therefore be designed to take advantage of available solar radiation to maximise heating gain. Passive solar heating is an important consideration in the layout of any new housing development in order to take advantage of available sunlight. The result is warm sunny houses and a reduction in energy use and therefore fuel bills which will make the homes more attractive to house buyers. On this site in order to take advantage of solar radiation single story dwelling should be located to the south of the site to avoid overshadowing. Houses should as much as possible be located along roads which follow an east to west direction to take advantage of the 'sun path' (as shown on the site analysis diagram). Also any higher density housing should be located around the open space provision to allow enough sunlight to the dwellings.

Energy

The initial consideration should be the reduction of energy use, followed by how renewable energy sources can be used to provide the energy required. As much energy use as possible should be derived from renewable sources and the use of some form of ~~district~~ **community heating or a combined heat and power scheme (CHP)** should not be ruled out.

Developers will be expected to look in detail at the most suitable way of incorporating renewable energy on this site, be aware that the suitability of different renewable energy technologies may vary across the site, and that more than one form of renewable energy provision may be appropriate. The Council requires through Policy EWP 3 Renewable Energy in New Development that predicted carbon emissions be reduced by 10% through renewable energy measures on major new developments.

6.6 | Sense of Place

Achieving a 'sense of place' is important in terms of reflecting the best of vernacular layout patterns in the area rather than a continuation of standard housing developments. All new developments are expected to comply with GEN1 General Requirements for Development, D1 Design Quality, Location and Layout and D2 Design. Also, new developments should also take into account all new guidance published by the Welsh Government which relates to residential streets, housing, design, as well as designing for security and safer more inclusive environments.

6.7 | Design and Access Statement

A design and access statement will be required to accompany the development. 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 the urban form of the settlement. The Advice in TAN 12 Design should be closely followed.

6.8 | Highways access

The Head of Assets and Transportation has commented that traffic generation associated with this size of development is unlikely to have any significant impact upon the local highway network. Nevertheless, a Transport Statement should be part of any planning application so that any impacts can be demonstrated. An audit of the opportunities to walk, cycle, and use local bus services should be considered within the transport statement. The internal layout of the site should also encourage walking and cycling following the guidance within TAN 12 and the Manual for Streets.

A public footpath (Footpath No 33 **which forms part of the Wats Dyke Way Heritage Trail**) runs along the south west boundary of the site and it will be necessary to protect this footpath within any development. The footpath should remain as a safe and attractive link to the open countryside.

~~An acceptable site access from Ffordd Eldon was established during earlier consultation on the allocation.~~ **An acceptable site access from Ffordd Eldon was established as part of the Inspectors recommendations.** This access arrangement has required the acquisition of 3rd party land including part of the garden of No 6, Ffordd Eldon ~~and part of Wats Dyke Way.~~

~~An alternative access from Wats Dyke Way~~ **the unadopted part of Fford Eldon** could also be considered from the position currently occupied by Lilac Cottage. This is within the site boundary and given it also fronts directly onto **Ffordd Eldon** ~~Wats Dyke Way~~, could provide a potential option to create an access although this would again require the acquisition of 3rd party land. ~~of Wats Dyke Way.~~

The creation of a point of access into the site via Ffordd Celyn has been considered and rejected as there are implications regarding the archaeological remains of Wats Dyke. The fact that the line of Wats Dyke has already been breached by the construction of Lilac Cottage and Fairfield has led CPAT to favour an access points from Ffordd Eldon. An access point from Ffordd Celyn would create a new breach of the dyke remains and is therefore unacceptable. Every effort should be made to make the site as accessible as possible to a wide range of potential users, including those with sensory or physical disabilities.

6.9 | Parking

Guidance on the residential parking requirements is given within Flintshire County Council Local Planning Guidance Note 11. Although the site has good public transport links and is within walking and cycling distance of local facilities, provision of car parking will still need to be accommodated.

Size of house	Number of parking spaces
1 Bedroom house	1.5 car spaces per unit
2 Bedroom house	2 car spaces per unit
3 Bedroom house	2 car spaces per unit
>3 Bedroom house	3 car spaces per unit
Flats	1 car spaces per unit + 1 car space per 2 units for visitors
Elderly person/retirement dwellings or flats	1 car space per unit + 1 car space per 3 units for visitors

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:

In line with policy AC18 of the UDP reduced requirements may be applied in some circumstances.

6.10 | Services Infrastructure

Welsh Water has stated that the site can be connected to an existing sewer system and they also encourage the use of **Sustainable Drainage Systems (SUDs)** for surface water run off. It is also relevant to note that no building will be permitted within 3 m of the public assets or sewers which are within the development area, the location of these are shown on the Site Context and Analysis Plan.

In terms of sewerage treatment the proposed development would overload the existing Waste Water Treatment Works however improvements are planned for completion by 31st March 2015⁴. A water supply can be made available from Wats Dyke Way.

6.11 | Affordable housing requirement

The need of a community for affordable housing is a material planning consideration which should be properly taken into account when preparing planning applications. In the Flintshire UDP Policy HSG 10 requires that all developments of 25 dwelling and over or sites of 1hectare or more should provide 30% affordable housing. Affordable housing should be located on site and be scattered throughout the development, rather than in a defined grouping. Where ever possible the affordable provision should reflect the principle type of need in the area. **Any proposals which divide the allocated site into smaller chunks, thereby falling below the specified thresholds, will be required to provide affordable housing on a pro-rata basis.**

'Within the community there is a perceived need for 2 bed bungalows in order for local persons

to downsize. The Council's Housing Strategy Officer has identified a number of options to deliver affordable housing on the site but this will depend on the total numbers of houses comprising any future planning application and an up to date assessment of housing need in the community at that time. The options briefly could include:

i) the developer providing a certain number of 2 bed bungalows (provided that this need is evidenced at the time of the planning application), to be sold at market value to people who wish to downsize (this figure is unlikely to amount to 30% though as bungalows up more land and are generally more expensive to build) .There would be a land charge in place to ensure that if a property is then sold on for more than the initial sale price, then 30% of the uplift capital is paid to the Council,

ii) the developer gifts a certain number of dwellings (bungalows provided that this need is evidenced at the time of the planning application) to FCC who retain ownership in order to house applicants on the affordable housing register and the social housing register,

iii) the full 30% provision of dwellings on a shared equity basis with FCC holding 30% capital.'

~~The Council's Housing Strategy Manager has proposed 3 options for provision.~~

~~Option 1-~~

~~The developer provide a certain number (this will depend on the total number of units on the site) of 2 bed bungalows, to be sold at market value to people who wish to downsize as this is a particular requirement for Sychdyn. This figure is unlikely to amount to 30% however the reduction in total numbers is because bungalows take up more land and are generally more expensive to build. There will be a land charge in place to ensure that if the property is sold for more than the initial sale price then 30% of the uplift capital is paid to the council.~~

~~Option 2-~~

~~That the developer gifts a certain number of free dwellings to FCC who retains ownership which are used to house applicants from the affordable housing register and the social housing register.~~

~~Option 3-~~

~~The full 30% provision with on a shared equity basis with FCC holding 30% capital. Further discussions will be required with the housing officer as part of the pre application discussions as the affordable housing provision will depend on the total number of units on the site and the level and type of need existing at that time.~~

6.12 | Archaeological issues

The Clwyd Powys Archaeological Trust (CPAT) recommend that a buffer of **undeveloped land** approximately 25m wide from the southern boundary of the site be provided to protect the subsurface remains of the Wat's Dyke and its former alignment. The Site Analysis Plan shows the extent of the proposed safeguarding corridor and CPAT suggest that the **undeveloped** area is left as open grassed or lawned areas with no hard or intrusive landscaping **and that a full archeological survey be carried out on the previously developed part of that corridor**. This is an important requirement for this site as it restricts where development can take place and provides a buffer to the existing houses.

In terms of the possible access route between Fairfield and Lilac Cottage CPAT also suggest that a

full archaeological survey be carried out as this route crosses directly over the remains of the Dyke. The Wats Dyke **in the vicinity of the site** may not be a scheduled ancient monument but it is locally important and any development must take this into consideration.

CPAT also suggest that there may be scope for providing an interpretation panel on the site showing a reconstruction of the dyke, an explanation of its origins and its use in the wider landscape and this is something that the Council will seek to negotiate with the developer.

6.13 | Public Open Space Requirements

The Head of Leisure Services will be seeking in accordance with Local Planning Guidance Note 13 Open Space Provision, on site recreation provision for this development in the region of 2,200 sqm. This will be to provide a fixed play area. It is estimated that the costs for this scheme will be £50,000 and would require the facility to be provided upon 50% sale or occupation of the development. The requirements as set out in this document depend on the number of dwellings proposed these figures are based on there being 39 units.

6.14 | Biodiversity

The Countryside Council for Wales(CCW) advise that the site is not within the boundaries of any statutory sites of ecological, geological or geomorphological interest, or within a designated landscape area. Nevertheless there are features on the site which are of biodiversity value such as the hedgerows and also the potential for the site to provide a habitat for protected species. The authorities own biodiversity officer and CCW would expect to be consulted prior to any application being submitted in order to advise regarding safeguarding the protected species interest of the site, including habitats and what ecological surveys may be needed, for example; bats, badgers, newts and reptiles. It is therefore strongly recommended that any prospective developer has early pre application discussions with the council's biodiversity officer and CCW at an early stage in the development process to ensure the protection of the hedgerows, species and any future management of the site.

As part of the development, open space and landscaping will be required. This will provide further opportunities for an increased variety of flora and fauna, which will enhance the biodiversity of the site. The planting of species in scale with the development is an important consideration and generally plant species should be native. All main structure planting strips should include a proportion of evergreen planting to maintain shelter and colour throughout the year.

6.15 | Education contributions

The Director of Lifelong Learning has advised that the current capacity of Sychdyn CP School is 177 full time places with a surplus capacity of 42, which equates to 23.7% of the total capacity. The number of primary age children likely to be generated from this development would be 9 which would reduce the surplus capacity to 33 or 18.6%. The LEA needs to retain a level of flexibility with the surplus places of up to 40.5% clearly this development would not affect that level at this time so it is unlikely that contributions will be requested for primary school provision.

In terms of Secondary age children the development is likely to generate 7 children this would most likely impact on the Argoed and Alun High Schools. Argoed High School is already at over capacity and the Alun school has 3.33% surplus places, both schools would be unable to accommodate the

increase in pupils without **the need for** additional accommodation. Therefore if a planning application were submitted for this level of development the authority would be requesting Section 106 funding for the **nearest** Secondary schools. Developers should contact the Director of Lifelong Learning at the time of making a planning application in order to ascertain the most up to date figures and how much would be required in terms of the commuted sum.

6.16 | Contaminated Land Issues.

The Head of Public Protection has advised that a desk top study and intrusive site investigation will be required to identify any unacceptable risks to the development as a result of land contamination. This should be carried out prior to the determination of a planning application.

7 | Planning Requirements

Any planning application should be accompanied by the following information:-

1. A Planning Statement including an assessment of the proposal in the light of this brief.
2. Design and Access Statement including a Sustainability Statement.
3. An archaeological assessment.
4. 106 Obligations Education Contributions .
5. Access for All statement.
6. Transport Statement.
7. Ecological Surveys.
8. Contaminated Land Investigations.
9. Code for Sustainable Homes Pre-Assessment

8 | Further information

Developers are encouraged to contact the Flintshire County Council's Planning Service to discuss details of any proposed scheme as early as possible prior to the design of a scheme and submission of an application. Any application will be dealt with primarily by the Development Management Team, but policy guidance can be obtained from the Planning Strategy Team, who will also be consulted on the application and pre-application enquiry.

Planning Development Management Team, Mr Glyn P. Jones, Tel 01352 703248

Planning Strategy Manager Mr Andy Roberts. Tel 01352 703211

Environment Directorate, Flintshire County Council, County Hall Mold CH7 6NF.

Highways - Sue Thomas x 4617

Play Unit - Alan Roberts x 2457

Ecologist - Amanda Davies x 3268

Housing Strategy - Housing Estates - Penny Storr x 3830

Public Protection - Dave Jones x 3276

Env Agency - ruth.pritchard@environment-agency.gov.uk

Dwr Cymru - developer.services@dwrcymru.com

Appendices

Appendix 1

Emerging-Adopted Flintshire Unitary Development Plan.

Policy STR1 - New Development.

Policy STR2 - Transport & Communications.

Policy STR4 - Housing.

Policy STR7 - Natural Environment.

Policy GEN1 - General Requirements for Development.

Policy GEN2 - Development Inside Settlement Boundaries.

Policy D1 – Design Quality, Location & Layout.

Policy D2 - Design

Policy D3 - Landscaping.

Policy TWH2 - Protection of Hedgerows

Policy HE7 - Other sites of Lesser Archaeological Significance.

Policy AC13 - Access & Traffic Impact.

Policy AC18 - Parking Provision & New Development.

Policy HSG1 (53) - New Housing Development Proposals.

Policy HSG8 - Density of Development.

Policy HSG9 - Housing Mix & Type.

Policy HSG10 - Affordable Housing Within Settlement boundaries

Policy SR5 - Play Areas & New Development.

Policy EWP2 – Energy Efficiency in New Development.

Policy EWP3 - Renewable Energy in New Development

Policy EWP14 - Derelict & Contaminated Land.

Policy EWP 16 - Water Resources

Policy AC2 - Pedestrian Provision & Public Rights of Way.

Appendix 2

Local Planning Guidance Notes

These are all available online at [flintshire.gov.uk /planning](http://flintshire.gov.uk/planning)

2. Space Around Dwellings (165Kb PDF)

3. Landscaping (136Kb PDF)

4. Trees and Development (306Kb PDF)

8. Nature Conservation and Development (65Kb PDF)

9. Affordable Housing (111Kb PDF)

11. Parking Standards (660Kb PDF)

12. Access for All (476Kb PDF)

13. Open Space Requirements (84Kb PDF)

19. Sustainable Drainage Systems (94Kb PDF)

22. Planning Obligations (61Kb PDF)

23. Developer Contributions to Education (Draft version)

Appendix 3 | Local Vernacular Assessment





**Comments on the
Former Sewage Works Site, Wats Dyke Lane,
Sychdyn Development Brief**

Organisation	Representation	Reasoned response	Decision and Action
Graham Hulbert Sychdyn Village Action Group	<p>1. Purpose of the Brief. The site is still being referred to as the "Former Sewage Works Site " when this is clearly inaccurate. The implication remains that the land is at least partly brownfield. As the Inspector pointed out, "The council refers to the site as part brownfield, but from my inspection I do not agree, it seems to me that the remains of the former use have blended into the landscape and they can reasonably be considered part of the natural surroundings"</p>	Accepted	Change the name of the site to Land off Ffordd Eldon, Sychdyn. Change first sentence of para 1 to, "The objective of the brief is to bring about a high quality development by providing clear advice to potential applicants on the Councils requirements and expectations in relation to this site at Ffordd Eldon, Sychdyn. The site has previously been known as the Former sewage works site throughout the UDP process and is known as such in the adopted UDP but it is now felt that the name is inappropriate since the remains of the former use has blended into the natural landscape."
	<p>2.Site Description This is inaccurate in that the land is currently being used for crops and had also been used for animals over the past 12 months.</p>	Accepted	Change the second sentence in para 2. Site Description to; "The land is flat and with the exception of the northern corner where the sewage works was located, is in agricultural use." Subsequent change to," The land is generally flat and is in agricultural use."
	<p>4. Planning history and Context In addressing this issue there appears to be no reference to the fact that Sychdyn is a village community with its own particular needs as a sustainable community in it's own right. This description as its development brief implies a future as simply a dormitory settlement for the larger towns in this area of Flintshire. As SVAG found in their survey of 2008 this is totally unacceptable to the vast majority of residents.</p>	Not accepted. Sychdyn is considered to be in planning terms a sustainable settlement because it has its own range of community facilities. Following the public inquiry on the UDP this stance was justified in the inspector's report where it was accepted that Sychdyn was correctly classified as a category B settlement. A housing allocation is therefore sustainable for the village as there is public transport and there are nearby facilities which reduce reliance on the car.	n/a

	<p>6.1 Location and Landscape Character 3rd sentence The requirement of the policy D3 Landscaping <u>should</u> (to be replaced with <u>must</u>) be complied with.</p>	<p>The purpose of the Development Brief is to provide clear advice to potential applicant on the requirements, expectations, opportunities and constraints in bringing the site forward for development. The use of the word 'should' implies that there is a clear obligation or duty to comply with the requirements of policy D3. The brief has sought to provide clear guidance on the issue of landscaping without being too prescriptive.</p>	n/a
	<p>6.2 Local Context Layout and Design 1st sentence, The development <u>should</u> (to be replaced with <u>must</u>) aim to create a scheme which is outward looking rather than inwardly focusedand again in 2nd sentence In terms of massing, scale and character the layout <u>should</u> (to be replaced with <u>must</u>) reflect the surrounding area...</p>	As 6.1 above	n/a
	<p>6.5. Sustainable development With reference to the minimum requirements that the homes should reach the Level 3 of the Code for Sustainable Homes although developers should aim for Code Level 4. Why can't this be made a requirement now!</p>	<p>Welsh Government guidance is at present requiring new development to meet the Code Level 3. The Local Authority does not have the power to enforce a higher level of energy efficiency and can only advise on what the Government requirements may be in the future.</p>	
	<p>6.6 Sense of place 3rd sentence Also all new development <u>should</u> (to be replaced with <u>must</u>) take into account all new guidance....</p>	As 6.1 above.	
	<p>6.8 Highways Access 2nd sentence Nevertheless a Transport Statement <u>should</u> (to be replaced with <u>must</u>) be part of any planning application...</p>	As 6.1 above.	
	<p>Referring to the first sentence of the 3rd paragraph of 6.8. An acceptable access from Ffordd Eldon was established during earlier consultation on the allocation. When was this consultation and its conclusions made public?</p>	<p>Consultation was carried out at deposit stage and as part of the UDP Public Inquiry, many residents put forward their views both verbally and as written representations over the full range of issues relating to the site. In considering the evidence from all parties,</p>	<p>Change the first sentence of 3rd paragraph in 6.8 to read." An acceptable site access from Ffordd Eldon was established as part of the Inspectors recommendations.'</p>

		<p>the inspector concluded that an acceptable access could be safely accommodated on the roads. However the phraseology used may be slightly misleading and it is suggested that the sentence be redrafted.</p>	
	<p>6.11 Affordable Housing requirement While understanding the need for the provision of affordable housing there should be greater consideration for the welfare of the existing residents. The inspector noted that, "it is a function of the development control process to ensure that living conditions of present and future occupiers are not materially harmed by the development ." There is no doubt that the resident at Fairfield Cottage close to the proposed entrance to the new development would be dramatically and seriously affected in the way described. Furthermore a precedent was set in the village with an objection to a planning application in Duke Street on the grounds that it would have had an over bearing impact on adjacent properties".</p>	<p>The purpose of the Development Brief is to provide clear advice to potential applicant on the requirements, expectations, opportunities and constraints of the site. In considering a detailed development proposal for the site the council will need to consider in a rational and transparent manner a whole host of issues, guidance and policy requirements.</p> <p>The provision of affordable housing on the site and ensuring sufficient standards of amenity for both existing (and new) residents are valid planning considerations and it would be inappropriate for the brief to attach greater importance to either one. Local Planning Guidance Note No2 Space About Dwellings sets out the requirements for how far dwellings should be located from each other to allow for reasonable residential amenity. This guidance will be taken into account when the plans for the site are drawn up and will be assessed by officers as part of the considerations of a planning application.</p>	

	<p>6.13 Public Open Space Requirements. Why is it necessary to include a play area in the site when an excellent play ground is already available within 200 metres of the site?</p>	<p>The requirement as set out in this brief shows the area of play space as required by Policy SR5 Outdoor Playing Space and New Residential Development which is 2.4 hectares per 1000 population. The total area depends on the number of units proposed and is a requirement for all new developments. There is a play ground nearby but there is also a shortfall of play areas when considering the village as a whole. It may be that a smaller play area could be provided with a commuted sum to make up the rest of the contribution to be spent off-site. This will depend on negotiations with the Play Unit section of the Council at the time of the planning application. The location of the play area on the map is indicative only, it could be located elsewhere, therefore it is proposed to amend the legend on the map to show this is a possible location for the open space.</p>	<p>Amend the legend on the Site Context and Analysis Plan to say 'Possible Central Open Space/ Play area'</p>
	<p>6.14 Biodiversity. The site does contain protected species, bats, adders, newts etc 1st sentence of 2nd paragraph The authorities own biodiversity officer and CCW advise that would <u>expect</u> (to be replaced with <u>must</u>) to be consulted 2nd Sentence It is therefore <u>strongly recommended</u> (to be replaced with necessary for) any prospective developer....</p>	<p>The brief clearly identifies the ecological interest in the site and recognises the potential for protected species. In drawing up development proposals it is good practice for the developer to engage with the Councils Biodiversity officer and CCW. However the l.p.a. cannot require it and an application could legitimately be submitted with supporting ecological study report in the absence of any consultation or engagement. The l.p.a. would then consult both internally and externally on the application.</p>	<p>n/a</p>
	<p>6.15 Education Contributions This need to be questioned, in 2007 -08 the Principle Education Officer for Flintshire indicated that Ysgol Sychdyn had a roll of 199 pupils and they predicted that a roll of 198 for 2011-12. Clearly the figure of 177 indicates a change in the schools fortunes that is almost certainly</p>	<p>School rolls fluctuate for a variety of reasons. The Ofsted report may have an influence, or a fall in the number of school age children in the village may be the reason for a fall on the numbers at the school. Developer contributions can only be required when a development is likely to increase the pupil numbers which will cause</p>	

	due to a poor Ofsted report and is therefore likely to be a temporary factor in the size of the school roll. Add to this the very conservative estimate for the number of additional pupils generated by the new development and very different picture emerges.	pressure on a school. This situation will be assessed again at the time of the planning application when the most up to date information will be considered. The brief merely seeks to provide guidance on the likely requirements to be met as part of the development.	
Huw Evans Planning on behalf of the landowner Mr D.Williams	1.1 Purpose. A fully approved brief is a significant document providing 'clear advice' and guidance as to the form that future development on the site should take. However the Brief should not be too prescriptive at this stage but should provide guiding principles to be used in preparation of the conceptual design, form and layout of the development proposed.	Noted	n/a
	2.1 Site Description A point of correction in that the land is cultivated and in agricultural use.	Accepted	Change the second sentence in para 2. Site Description to; "The land is flat and with the exception of the northern corner where the sewage works was located, is in agricultural use." Subsequent change to," The land is generally flat and is in agricultural use."
	3.0 Status of brief 3.1 It is noted that there has been wide consultation internally within the Council and with statutory and non statutory consultees. This is the first opportunity for the major land owner to become involved and considerable weight should be attached to the landowner's comments.	The land owner has been aware of the allocation and the issues surrounding the site for many years and in fact took the opportunity to make comments in support of the allocation at the public inquiry in 2007. Weight will be attached to comments on their planning merits rather than who made them.	n/a
	4.0 Planning context and history 4.1 The level of growth that this development would achieve is in the mid range of the 8% to 15% band width for a category B settlement, which means that the site has the potential to accommodate an increased density if required, particularly given its sustainable location. 4.2 Whilst acknowledging Wats Dyke as	Part Accepted. The fact that Sychdyn is likely to achieve a growth in the mid point of the 8-15% growth is not considered to have any direct bearing on achieving a higher density. The inspectors recommendations are quite clear as to a 30 dwellings per hectare target and that policy HSG8 provides the basis on which to determine the most appropriate	Amend 2 nd sentence of para. 4.2 by adding the words 'locally important'.before 'Wats Dyke...

	<p>an archaeological feature it should be made clear that it does not have formal protected status as it is not a scheduled Ancient Monument and very little physical and visual evidence remains in this location. Therefore the site's degree of sensitivity needs to be more accurately described.</p>	<p>density for a development having regard to the characteristics of the site and surrounding area and the need to embrace high quality design principles. Para 6.12 makes it clear that the Wats Dyke, in the vicinity of the site is not a Scheduled Ancient Monument but that it is of local archaeological importance. Nevertheless a minor amendment to the planning context section is considered reasonable.</p>	
	<p>5.0 Development plan policies and guidance 5.1 A minor typographical error in that both Appendices 1 and 2 should be referred to in the text.</p>	<p>Accepted</p>	<p>In paragraph 5 replace 'These can be found in Appendix 2', with 'Regard will be given to national guidance in the form of Planning Policy Wales and Technical Advice Notes (TANs). The relevant development plan is the Flintshire Unitary Development Plan (UDP) which was adopted on 28th September 2011. Other local guidance is in the form of Local Planning Guidance Notes, these are being reviewed with the view of adopting them as Supplementary Planning Guidance in the near future. UDP policies can be found in Appendix 1 and a List of Local Planning Guidance notes can be found in Appendix 2.</p>
	<p>5.2 It is taken as read that national planning policy and technical advice also apply as material planning considerations.</p>	<p>Noted</p>	<p>See above</p>
	<p>6.0 Local Context Layout and Design.6.2 With regard to the 25m archaeological buffer shown on the Site Context and Analysis Plan it is considered that this is far too restrictive and that there is no reasonable justification for such an extensive area to be excluded from the developable part of the site. In fact it would appear that the emailed consultation response from CPAT dated 22/09/2010 has been misinterpreted and in reality the buffer area should only extend north west of the proposed access to the west of Fairfield. This is due to the fact that Fairfield and Lilac Cottage are</p>	<p>Not accepted. CPAT have confirmed that the buffer zone should be 25m wide and 150m in length and that the buffer zone represents the full width of the original bank and ditch. Although there is existing built development in the form of Fairfield and Lilac Cottage, it is unknown as to what level of importance the archaeological features are in this part of the buffer zone.</p> <p>In earlier correspondence from CPAT it was established that, in connection with the possible provision of a second vehicular access between Lilac Cottage and Fairfield, it would be necessary to require a full</p>	<p>n/a</p>

	<p>already developed and any evidence of Wats Dyke in this part of the site has long since gone. To continue the buffer strip in this fashion appears to be without logic or good reason and therefore it should be excluded.</p>	<p>archaeological investigation to be funded by the developer, as a condition of any grant of planning consent.</p> <p>In these circumstances it would be inappropriate to delete the eastern part of the buffer zone. However, there may be scope, as part of pre-application discussions between the developer, CPAT and local authority to consider whether development could be accommodated on this part of the buffer zone, subject to appropriate archaeological investigations. It would be premature for the brief to provide prescriptive guidance until such time as indicative layouts for the site have been drawn up and the degree of likely disturbance of this part of the buffer zone can be properly assessed.</p>	
	<p>6.3 The need to have regard to Wats Dyke alongside the existing footpath is acknowledged. However the need for it to extend into the site for 25 metres is considered to be excessive and the Brief does not provide reasoned justification for such a restriction. Earlier correspondence between the landowner and CPAT in November 2004 indicated that a much shorter protected depth of 10m was being advised. The line of Wats Dyke in this location is in fact very difficult to discern from a purely visual aspect and no rationale has been provided as to the precise purpose of the protected area.</p>	<p>The advice given to the authority from CPAT clearly states that the width of the buffer should be 25m which represents the full width of the bank and ditch.</p>	n/a
	<p>6.4 The Brief provides no information on how this land is to be treated and how it is going to be managed and maintained in the future. It cannot be put to any productive use and to have it as a flat, mowed piece of grassland would give a rather sterile appearance which would do</p>	<p>The land can form part of the open space requirement perhaps adjacent to the play area but not containing any play equipment. The authority would then be responsible for maintenance and upkeep under the usual conditions applied by the play unit.</p>	n/a

	<p>little to enhance the visual quality or biodiversity of the area. 6.5 The landowner would have no objection to a lesser buffer strip of no more than 10m provided that this can be properly justified. In addition agreement could be reached whereby the developer would provide for appropriate interpretation within a suitably landscaped setting and dedicate this area to the local community council.</p> <p>6.6 Alternatively this area could form the required public open space and play area which would not only be a good use of the land but would be in an ideal location and realise the Brief's aim to 'visually, functionally and physically integrate' the development into the existing built form of the village.</p>		
	<p>6.7 This leads conveniently to the requirement of the brief that the play area should be centrally located within the site. The play area and open space is but one element to be taken into account in the design and layout of the site. It should be considered at the conceptual design stage where sustainability, orientation, movement within and out of the site and many other issues are considered. It would be premature to be so prescriptive regarding the location of the play area at this stage of the design process as this could prejudice sustainable design solutions, particularly in light of the need to have regard to national policy and advice on climate change.</p>	<p>Partly accepted. The purpose of the Development Brief is to provide clear advice to potential applicant on the requirements, expectations, opportunities and constraints of the site. The brief may suggest solutions but it cannot be totally prescriptive. The site context and analysis plan show an indication of where the open space/ play area might be located. A central location would ensure natural informal surveillance which is always advisable for play areas. The plan is indicative only and is not prescribing exactly where that use should be.</p> <p>Clarify on the key of the indicative plan by adding 'Possible' - to the central open space/ play area, notation.</p>	<p>Change annotation on the indicative plan to 'Possible central open space/ play area.'</p>
	<p>6.8 Greater clarity is also required regarding what can take place within the public assets buffer strip. It appears that it would be acceptable for highway works to be accommodated within this area.</p>	<p>The purpose of this brief is to hi-light issues and not to be too prescriptive nevertheless para 6.10 states that no building will be allowed within 3m of the public assets or sewers which are within the site. It is for the developer to resolve the implications of these constraints with Welsh Water Dwr</p>	

		Cymru as part of producing a draft layout.	
	<p>7.0 Density 7.1 The density guidance in the brief represents an increase of 11% in the growth of the settlement which is a category B with a recommended band width of between 8% and 15%. If necessary the density could be increased to meet any additional need.</p>	A density of 30 per ha has been applied to this site and taking into account the open space, the archaeological buffer and the other constraints, and having regard to policy HSG8 represents a realistic number for this site. Any alternative density figure for the site is a matter for the developer to justify as part of a Design and Access Statement or Planning Statement. The level of growth for the settlement is therefore not considered relevant in the determination of an appropriate density for the site.	n/a
	<p>8.0 Sustainable Development 8.1 This is a significantly important consideration and the design of the development will be led by the principles as set out in Welsh Government policy and technical advice.</p>	Noted	n/a
	<p>12.0 Parking 12.1 It is considered that insistence on the maximum parking standards as set out is not appropriate in what is essentially a rural area with relatively limited public transport options. It is also clear that current lifestyles are such that young adults are staying within the family home at a later age thus giving rise to a greater off road parking need.</p>	Both national planning guidance and UDP policy AC18 applies parking standards as a maximum. Sychdyn is not a remote rural area being part of a cluster of dwellings near Mold and being close to a wide range of facilities services and employment . In terms of seeking to ensure the most sustainable form of development for the site it would be inappropriate to specify a higher level of parking provision.	n/a
	<p>13.0 Services Infrastructure 13.1 Greater clarity is required regarding any implications for the development of any lack of capacity in the existing Waste Water Treatment Works up until March 2015.</p>	Any development proposal will be considered under policies GEN1(h) and EWP16 Water Resources and as such consultations will be carried out with Welsh Water, preferably at the pre application stage as part of designing a scheme. In a recent appeal decision relating to St Mary's Park, Mold the inspector stated 'It [Welsh Water] sought to prohibit the commencement of development until improvement works had been undertaken to	n/a

		its waste water treatment works. There is no evidence before me to indicate that the nature of any problems that could be caused by the additional loading imposed by the development. In the circumstances and bearing in mind this housing allocation has been identified in the UDP for several years, this matter does not warrant delaying the commencement of development.'	
	<p>14.0 Affordable housing 14.1 The views of the Council's Housing Strategy Manager are noted and the provision of the affordable housing element of 2 bed bungalows at market value to meet the local need is the preferred option of the developer subject to agreement on the numbers required.</p>	Noted	n/a
	<p>15.0 Archaeological Issues 15.1 Comments have been made earlier in this response to archaeological issues and it is considered that there is no justification for either a 25m depth of buffer neither should it extend to the land occupied by Fairfield and Lilac Cottage. Concern is also expressed regarding the preferred landscape treatment as expressed in the brief. There is no guidance on the mechanism as to how, and by whom, this is to be maintained in the future.</p>	See previous comments.	n/a
	<p>18.0 Education Contributions 18.1 The primary school capacity position is noted. 18.2 With regard to a contribution to secondary school contribution it is considered that this is premature pending resolution of the future of Argoed High School. Furthermore clarification is required as to the Council's position regarding the Community Infrastructure Levy and any charging regime that may be introduced prior to April 2014. If a permission on the site is not granted until</p>	Negotiations in relation to the contributions to education will use the most up to date information available at the time of the planning application. At the present time no CIL process is in operation and it is unlikely to be up and running until after 2014.	n/a

	after a charging scheme has been approved then a S106 contribution may not be appropriate.		
	<p>20.0 Other Matters</p> <p>20.1 The remaining important area of concern which is not addressed in the Brief is in regard to land ownership and the fact that, particularly if the buffer requirement to the south east of the proposed access off Ffordd Eldon is removed, all of the areas of constraint are contained within the land owned by Mr Williams. This represents an onerous restriction whereas other land owners will be able to develop their land with few constraints.</p> <p>20.2 The Brief should recognise this and the Council is requested to be open to discussing a mechanism whereby a more equitable arrangement could be agreed. This could be achieved partly by a phasing arrangement and S106 Agreement.</p>	This brief has been drawn up to highlight the issues in relation to the development of the site. The details land ownership constraints are matters for the owners and developer to discuss and resolve when a scheme is drawn up. Since the site is relatively small there seems little justification for phasing the development.	n/a
Mr Howard White. Ramblers Association Cymru	<p>Vownog devt Brief Sychdyn:</p> <p>As far as I am aware the Ramblers Cymru was NOT consulted on this Brief. If they had been, these comments might have come sooner. Perhaps this type of Brief can be included in a consultation list with RA in future?</p> <p>Although the public footpath to west of site is referred to in the text it is not shown on the Site Analysis map as a constraint.</p> <p>This path is now the "Wats Dyke Way" a promoted regional path which is to be shown as such on future editions of Ordnance survey maps.</p> <p>The archaeological buffer zone/grassed area should achieve the protection of the</p>	<p>Partly Accepted. Add reference to the footpath being part of the Wats Dyke Way Heritage Trail in the text and on the Site Context and Analysis plan.</p> <p>With regards to consultation, we have sought to consult on those issues relevant to the site and in this case the footpath does not actually cross the site but skirts round the site. Also since the archaeological buffer is present it was felt that the footpath would not be detrimentally affected by development. The Ramblers Association will only be directly consulted when a development brief is being drafted, if there is a specific footpath issue in relation to the particular site.</p> <p>With regards the other issue in your email, obviously new footpaths within the site and</p>	<p>Change 6th sentence in paragraph 2. Site Description to read:-</p> <p>A public right of way runs along the southern edge of the site which forms part of the Wats Dyke Way Heritage Trail.</p> <p>And change 1st sentence in the 2nd paragraph of 6.8 Highways access to read:-</p> <p>A public footpath (Footpath No 33 which forms part of the Wats Dyke Way Heritage Trail) runs along the south west boundary of the site and it will be necessary to protect this footpath within any development.</p>

	<p>path and its surrounds which was a comment I made at time of UDP.</p> <p>I welcome the ref in Brief to the need to incorporate walker/cycle - friendly routes through devt.</p> <p>Although perhaps beyond the scope of this brief, if a public path route could be created to east of site (eg up pumping station access track) this would enhance access to countryside and the Flintshire Rural Walk near Sychdyn Hall.</p>	<p>possible links through the site will be considered at a planning application stage and it is beyond the scope of this brief to prescribe a route at this stage.</p> <p>It is likely the Ramblers Association will be consulted as part of a planning application on the site when more details will be available.</p>	
	<p>Following further changes and re-consultation additional comments were received.</p>		
<p>Huw Evans Planning on behalf of the landowner Mr D.Williams</p>	<p>The point made in para 3.1 – implementation of development plan proposals rely upon the viability and acceptability of the development proposals.</p>	<p>Noted.</p>	<p>N/a</p>
	<p>Serious reservations remain with regard to the extent of the 25m archaeological buffer.</p> <ul style="list-style-type: none"> - Insufficient justification as Wats Dyke is not a Scheduled Ancient Monument and there is no visual evidence of its existence in this location. - The brief sterilizes brownfield land within the settlement boundary and the requirements of the brief are therefore contrary to the UDP and PPW. - If the site is mowed grass area it will be visually and ecologically dull adding little to the landscape and visual quality of the area. 	<p>Wats Dyke is a locally important ancient monument and this should be taken into consideration in the development of the site. Only part of the site, the north west corner where the sewage works was located was ever considered as brownfield land, so to refer to the archaeological buffer as brownfield is incorrect.</p> <p>The land can form part of the open space requirement perhaps adjacent to the play area but not containing any play equipment.</p>	<p>N/a</p>
	<p>Reservations still remain regarding the prescriptive nature of the open space guidance.</p>	<p>The brief highlights the requirements for open space which is the same for all housing developments and the plan in the brief is indicative only.</p>	<p>N/a</p>

<p>Huw Evans Planning on behalf of the landowner Mr D.Williams</p>	<p>Firstly, it would appear that the area on which the buffer zone is located has been subject to tipping in the past. It is understood that it was used for the deposit of domestic refuse prior to Watts Dyke being filled in the 1960s. Since that time the land has been frequently ploughed due to its active agricultural use. This raises doubt as to what evidence of the Dyke now remains under the surface. I would therefore formally ask if the Council has any record of the previous tipping activity and its extent. It would be useful if we could have sight of any records in the Council possession.</p>	<p>The buffer zone area and the allocated site as far as I am aware has never been subject to tipping. The Head of Public Protection has required a site investigation as part of any planning permission to ensure any contamination is identified.</p>	<p>N/a</p>
	<p>Secondly I would query the inclusion of Lilac Cottage within the area of the brief. As it stands at present no development will be able to take place within its curtilage as it is virtually all included within the buffer zone. Its inclusion therefore appears illogical. If the Brief doesn't permit the site to be developed then surely it should be excluded in the same way as the neighbouring property Fairfield. If on the other hand there is to be a relaxation of the restriction in this part of the buffer then why does it not also apply to the area owned by Mr Williams?</p>	<p>At the time of the UDP public inquiry, the owners of Lilac Cottage requested that the garden of Lilac Cottage and a small field beyond be included into the allocated site and this was partially agreed by the Inspector. The Inspector recommended that only the portion of land within the settlement boundary (the garden area) be incorporated into the allocated site to enable the provision of a development which would integrate better with existing houses and facilitate access.</p> <p>The archaeological buffer does extend over that area of the site but since the land has already been built upon, the restriction to keep the area as open land will not apply. As part of any development on the Lilac Cottage part of the site, there will be a requirement to carry out an archaeological survey. Since the land in the buffer zone within Mr Williams ownership has never been built on, the requirement to keep the area open does apply. In order to clarify this issue, a change will be made to the Development Brief in the second sentence</p>	<p>Change paragraph 6.12 to read: 6.12 The Site Analysis Plan shows the extent of the proposed safeguarding corridor and CPAT suggest that the <i>undeveloped</i> area is left as open grassed or lawned areas with no hard or intrusive landscaping <i>and that a full archaeological survey be carried out on the developed part of the corridor.</i></p>

		of paragraph 6.12.	
	<p>The third issue relates to the play area and its proximity to the existing facility which is within 130 metres of the Brief site. It is therefore suggested that a better option may be to seek financial contributions to the upgrading of the existing play area as the Brief site will be well provided for with open space due to the safeguarding requirements of Watts Dyke.</p>	<p>In terms of the open space requirements, these have been clearly set out. It would be premature for the brief to provide such prescriptive guidance on the matter of a financial contribution to upgrade the existing play area, this is matter which can be discussed at the planning application stage.</p>	n/a