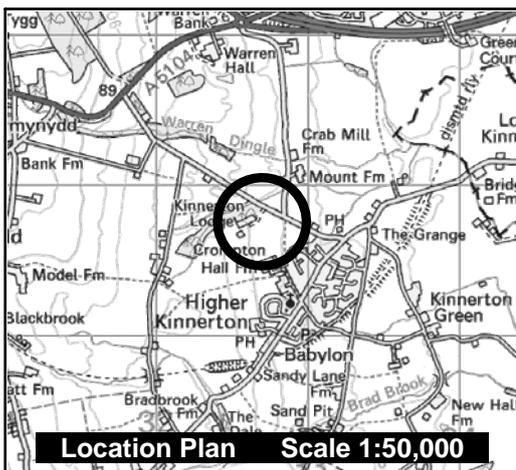


**HIGHER KINNERTON**

**Application Site**



Planning, Environment & Economy,  
 Flintshire County Council, County Hall,  
 Mold, Flintshire, CH7 6NF.

Chief Officer: Mr Andrew Farrow

**Legend**



Planning Application Site



Adopted Flintshire Unitary  
 Development Plan  
 Settlement Boundary

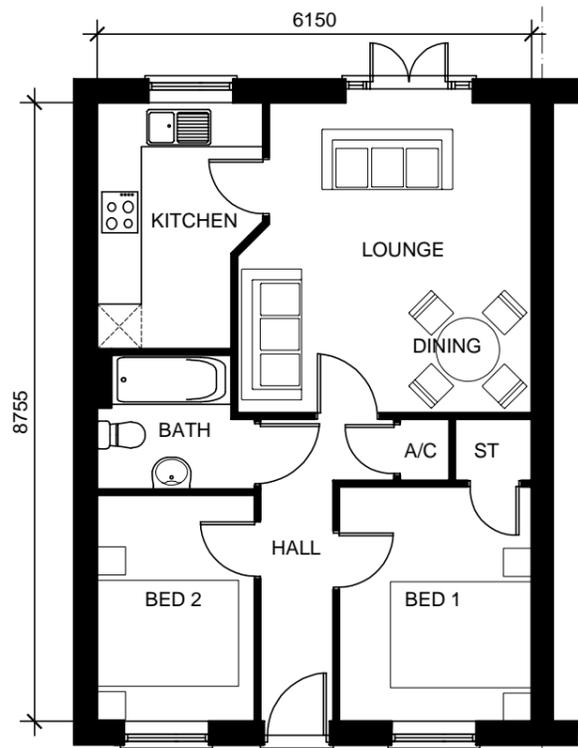
This plan is based on Ordnance Survey Material with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100023386. Flintshire County Council, 2021.

Map Scale 1:2500

OS Map ref SJ 3261

Planning Application **61530**

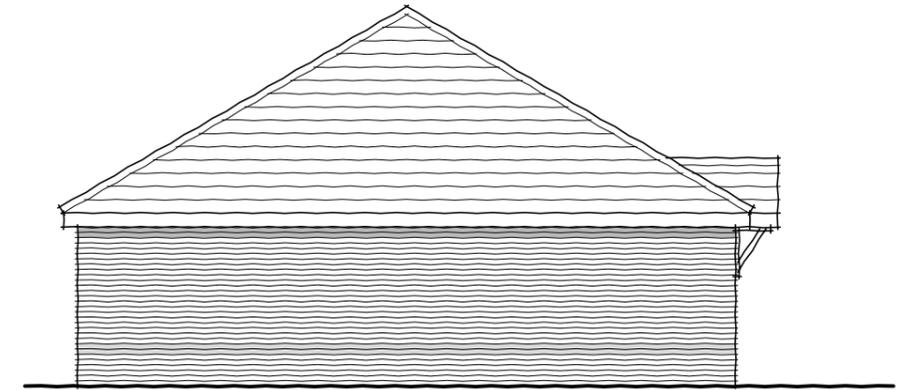




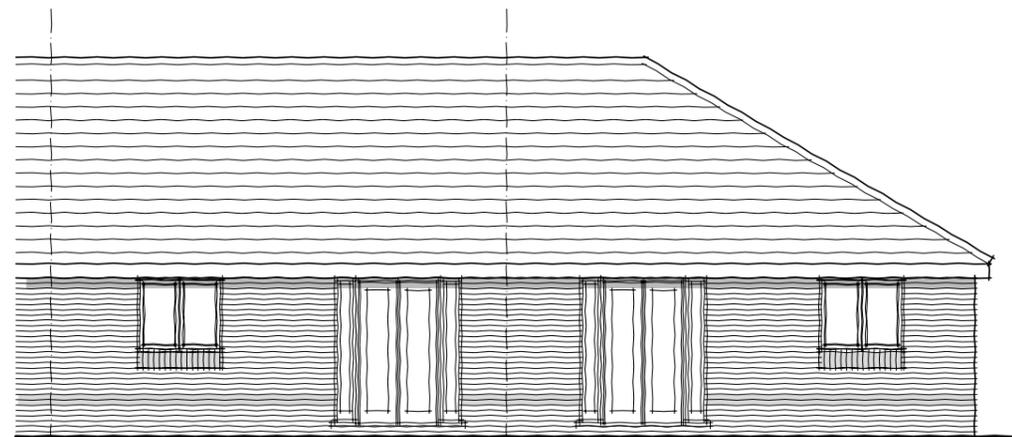
GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION

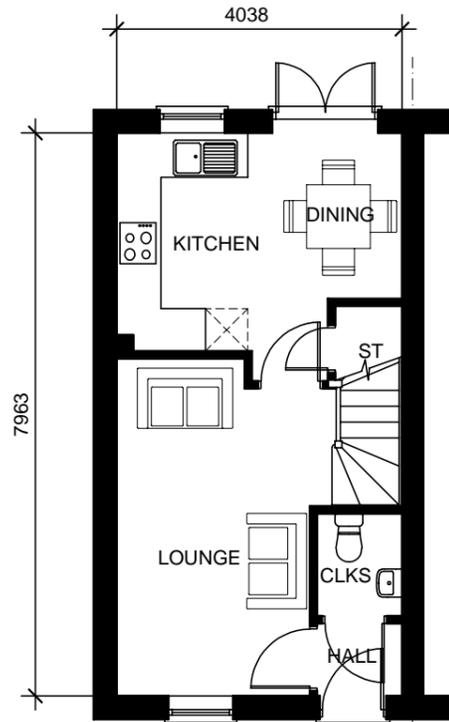


REAR ELEVATION

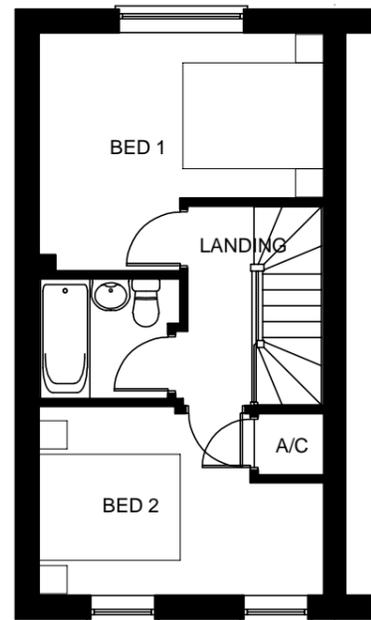
# HIGHER KINNERTON PHASE 2 - BARONIAL SPEC

## WINDERMERE - G-SERIES

A   PLANNING ISSUE		
House Type Windermere	Drawing no. HK2-G-P/WIN-01	Rev A
Title Planning Drawing	Floor Area 580 sqft	Scale 1:100
Elan Homes Limited.		



GROUND FLOOR PLAN

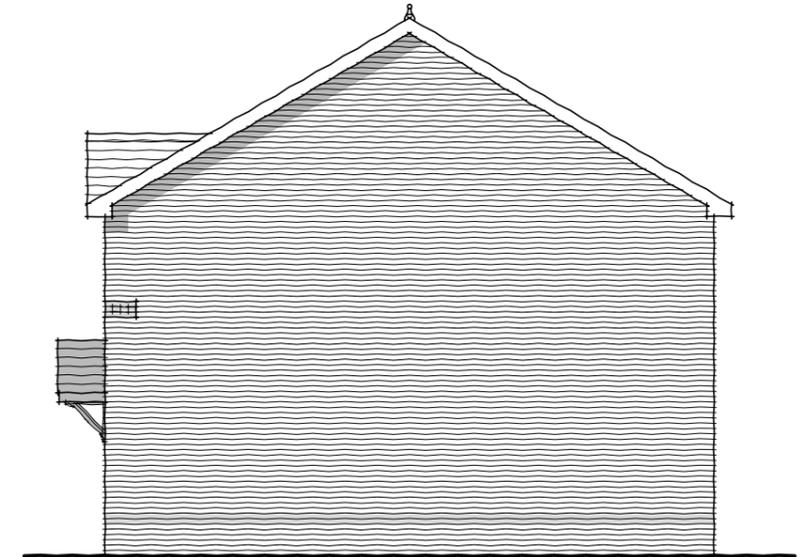


FIRST FLOOR PLAN

NOTE: REFER TO SITE LAYOUT FOR PEDIMENT IF APPLICABLE.



FRONT ELEVATION



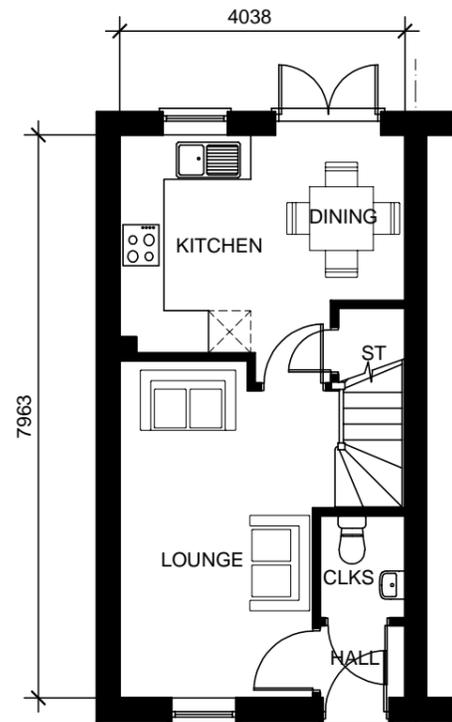
SIDE ELEVATION



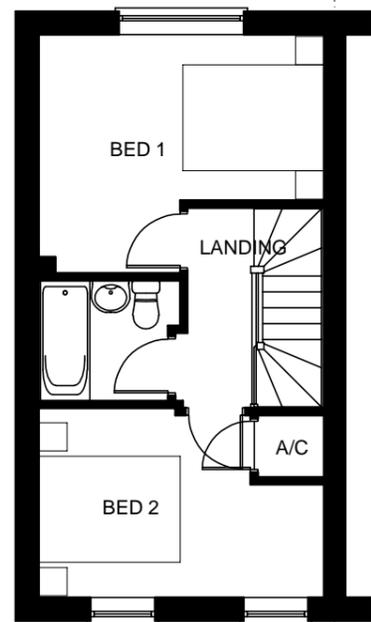
REAR ELEVATION

**HIGHER KINNERTON PHASE 2 - BARONIAL SPEC**  
**BEESTON - G SERIES - TYPE 1**

A   PLANNING ISSUE		
House Type <b>Beeston Type 1</b>	Drawing no. <b>HK2-G-P/BEE-01</b>	Rev <b>A</b>
Title <b>Planning Drawing</b>	Floor Area <b>692 sqft</b>	Scale <b>1:100</b>
Elan Homes Limited.		



GROUND FLOOR PLAN

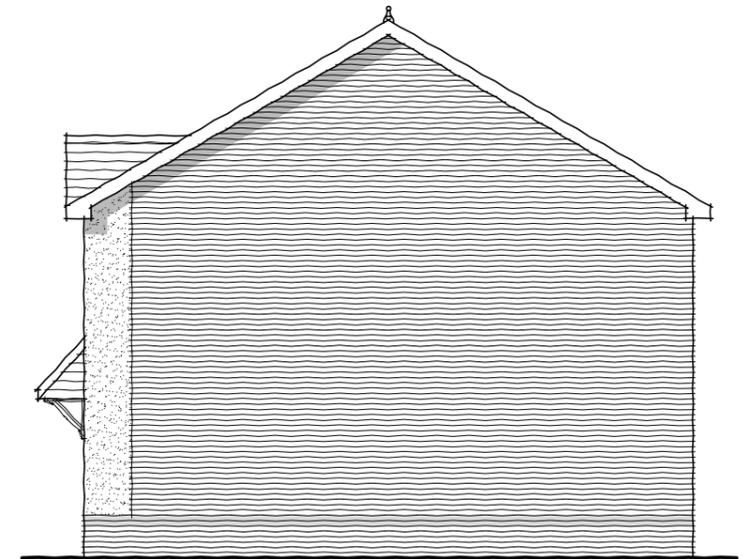


FIRST FLOOR PLAN

NOTE: REFER TO SITE LAYOUT FOR PEDIMENT IF APPLICABLE.



FRONT ELEVATION



SIDE ELEVATION

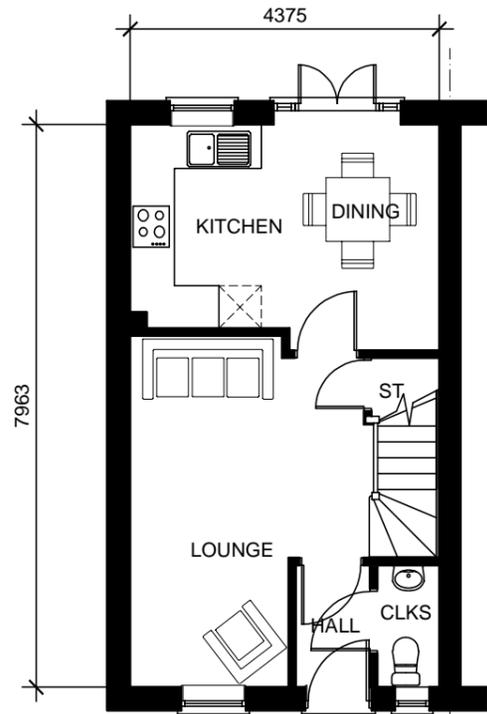


REAR ELEVATION

**HIGHER KINNERTON PHASE 2 - BARONIAL SPEC**  
**BEESTON - G SERIES - TYPE 2**

A   PLANNING ISSUE		
House Type	Drawing no.	Rev
Beeston Type 2	HK2-G-P/BEE-02	A
Title	Floor Area	Scale
Planning Drawing	692 sqft	1:100
Elan Homes Limited.		

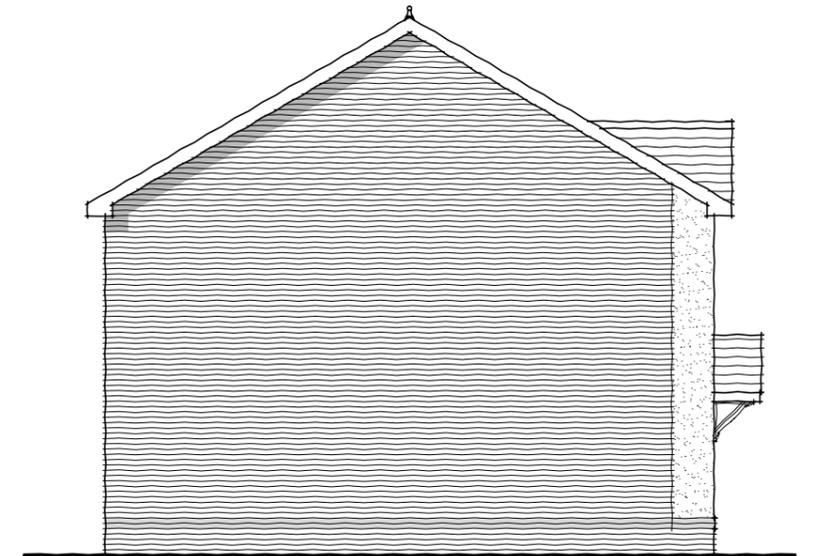
NOTE: REFER TO SITE LAYOUT FOR PEDIMENT IF APPLICABLE.



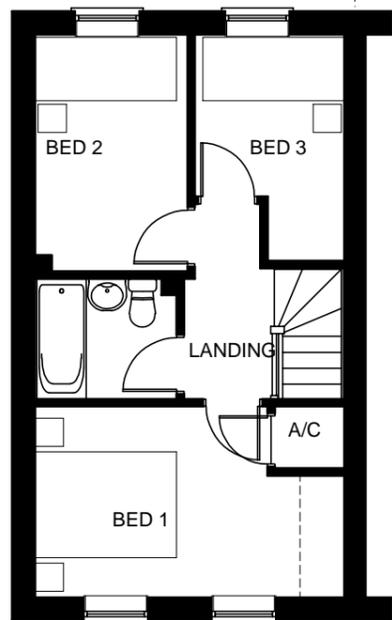
GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN



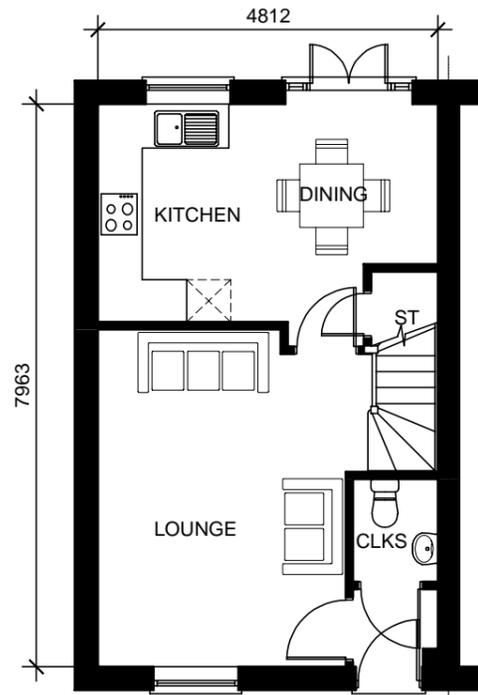
REAR ELEVATION

# HIGHER KINNERTON PHASE 2 - BARONIAL SPEC

## HOWDEN - G SERIES

A   PLANNING ISSUE		
House Type Howden	Drawing no. HK2-G-P/HOW-01	Rev A
Title Planning Drawing	Floor Area 750 sqft	Scale 1:100
Elan Homes Limited.		

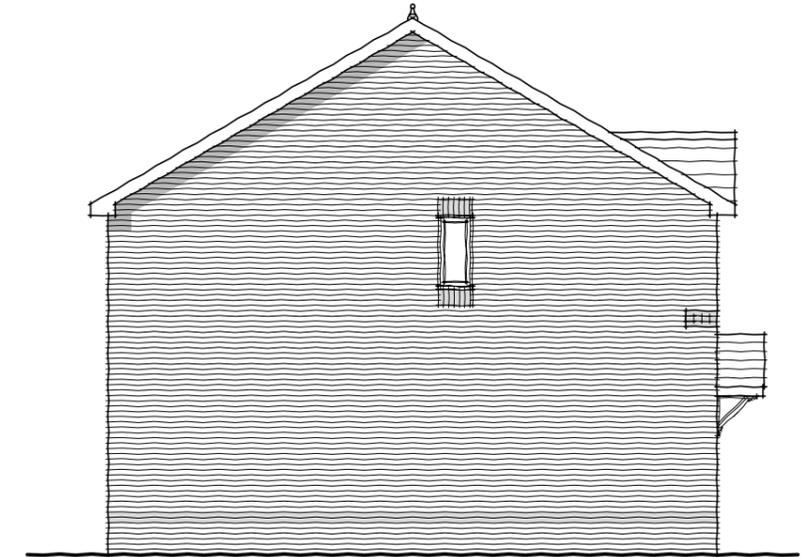
NOTE: REFER TO SITE LAYOUT FOR PEDIMENT IF APPLICABLE.



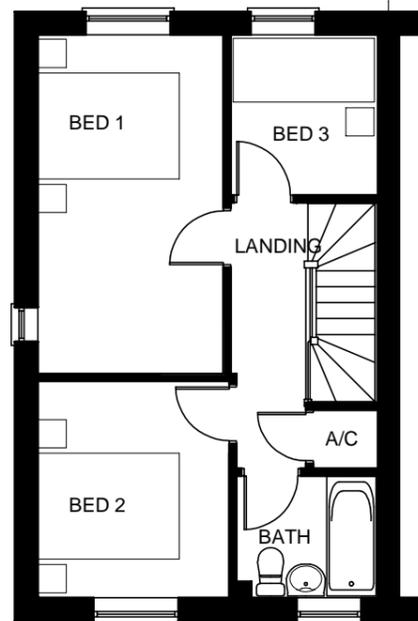
GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN



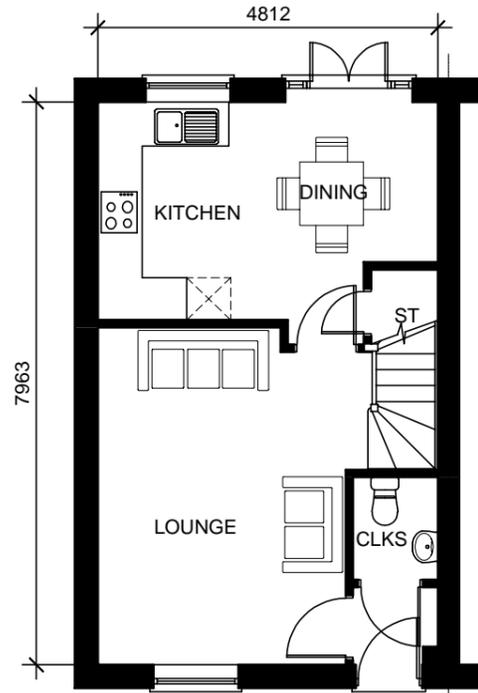
REAR ELEVATION

# HIGHER KINNERTON PHASE 2 - BARONIAL SPEC

## MALHAM - G SERIES - TYPE 1

A   PLANNING ISSUE		
House Type Malham Type 1	Drawing no. HK2-G-P/MAL-01	Rev A
Title Planning Drawing	Floor Area 825 sqft	Scale 1:100
Elan Homes Limited.		

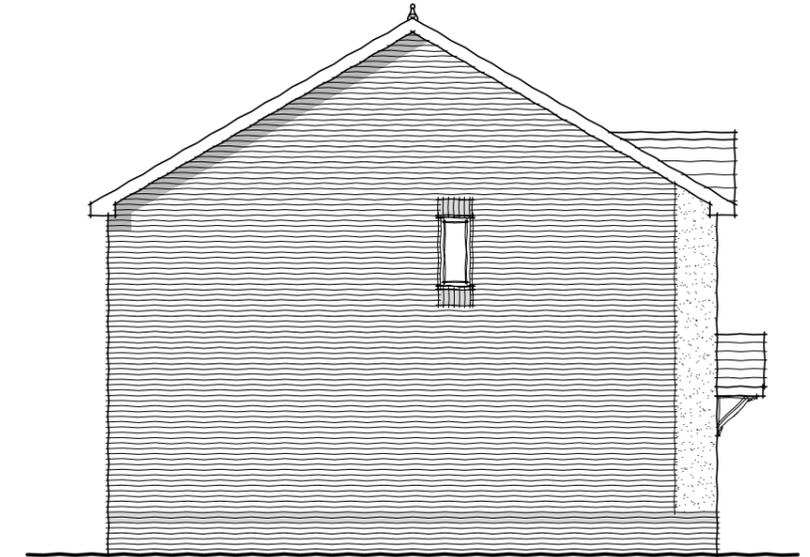
NOTE: REFER TO SITE LAYOUT FOR PEDIMENT IF APPLICABLE.



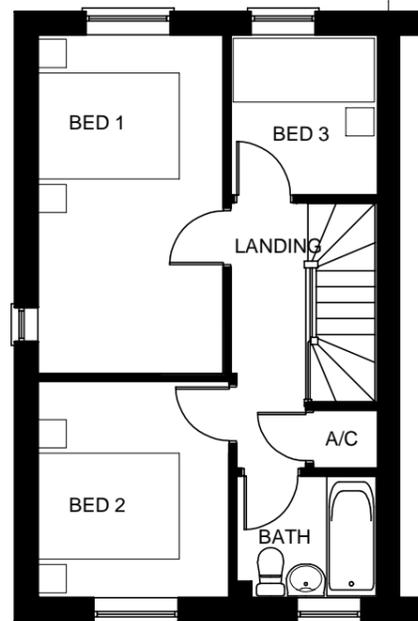
GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



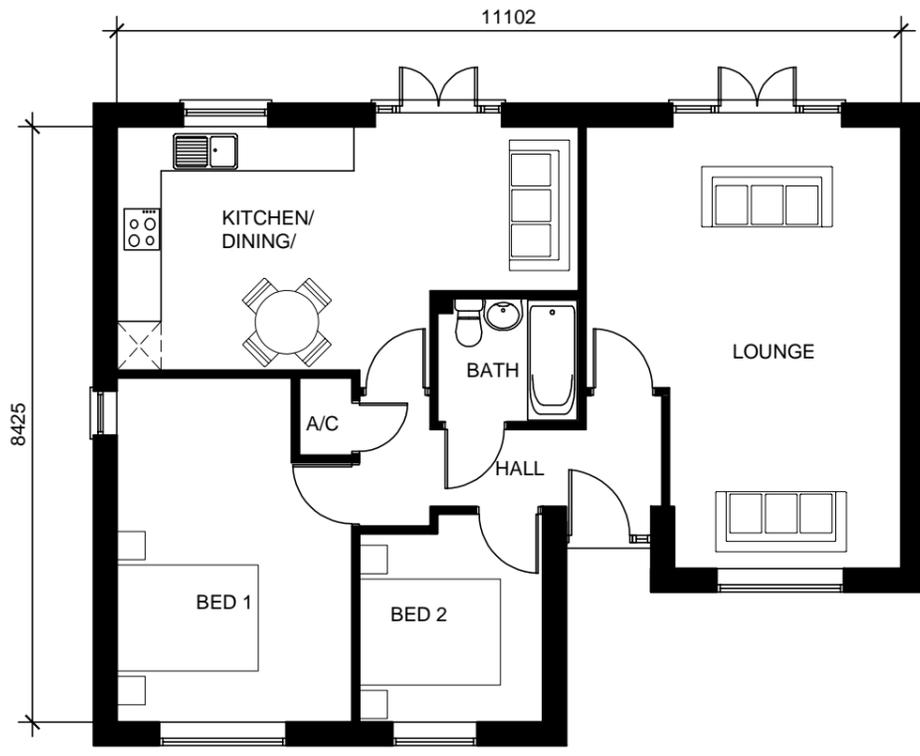
FIRST FLOOR PLAN



REAR ELEVATION

**HIGHER KINNERTON PHASE 2 - BARONIAL SPEC**  
**MALHAM - G SERIES - TYPE 2**

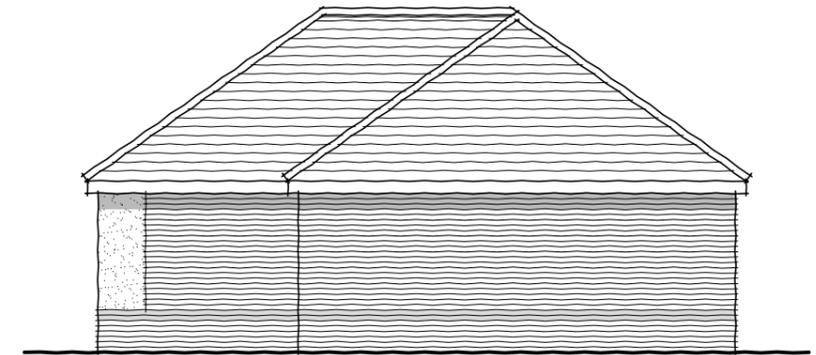
A   PLANNING ISSUE		
House Type Malham Type 2	Drawing no. HK2-G-P/MAL-02	Rev A
Title Planning Drawing	Floor Area 825 sqft	Scale 1:100
Elan Homes Limited.		



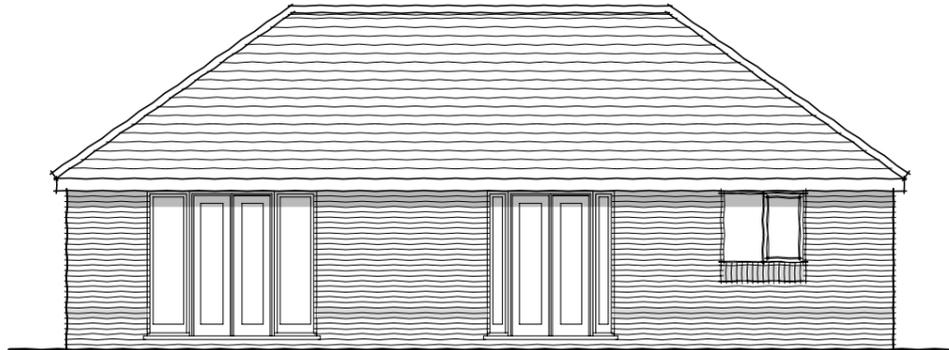
GROUND FLOOR PLAN



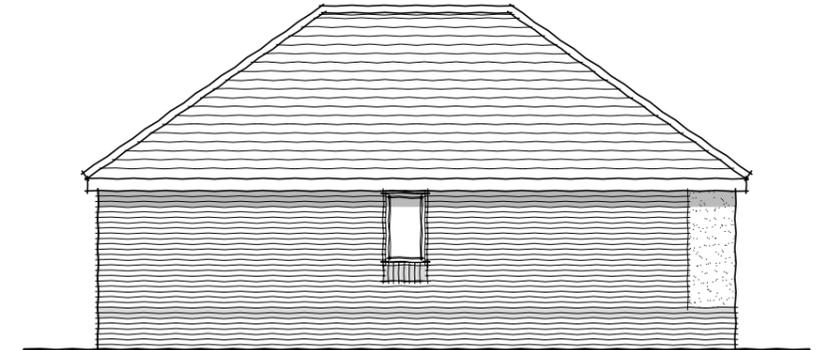
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

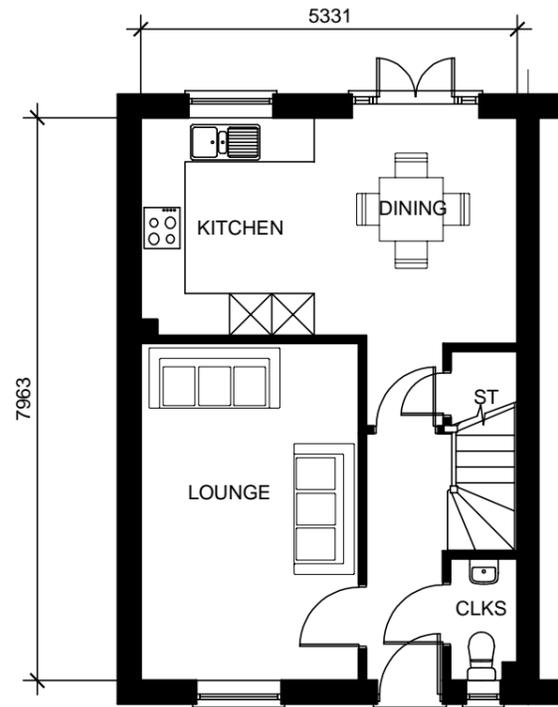


SIDE ELEVATION

**HIGHER KINNERTON PHASE 2 - BARONIAL SPEC**  
**FEARN SPECIAL - G SERIES**

		A PLANNING ISSUE
House Type	Fearn Special	Drawing no. HK2-G-P/FEA-01
Title	Planning Drawing	Floor Area 870 sqft
Elan Homes Limited		Rev A Scale 1:100

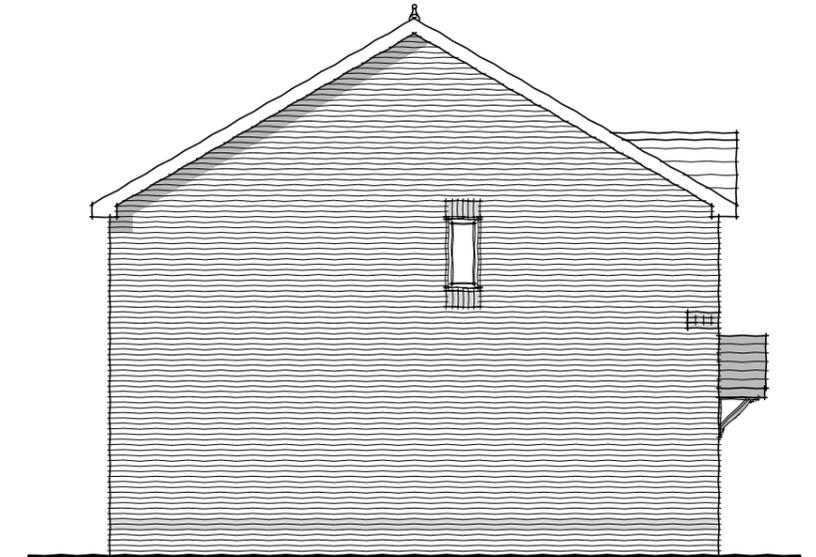
NOTE: REFER TO SITE LAYOUT FOR PEDIMENT IF APPLICABLE.



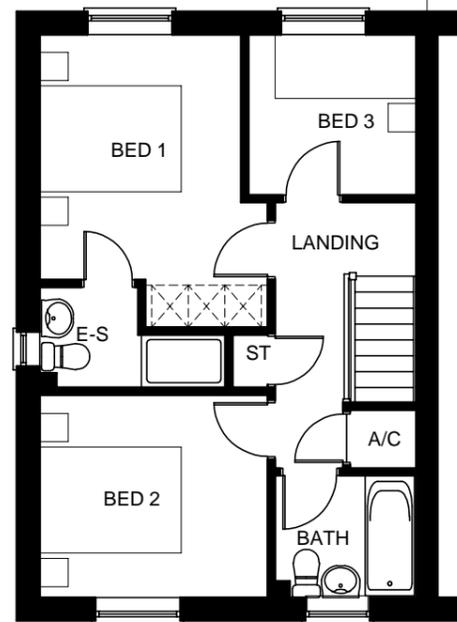
GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN



REAR ELEVATION

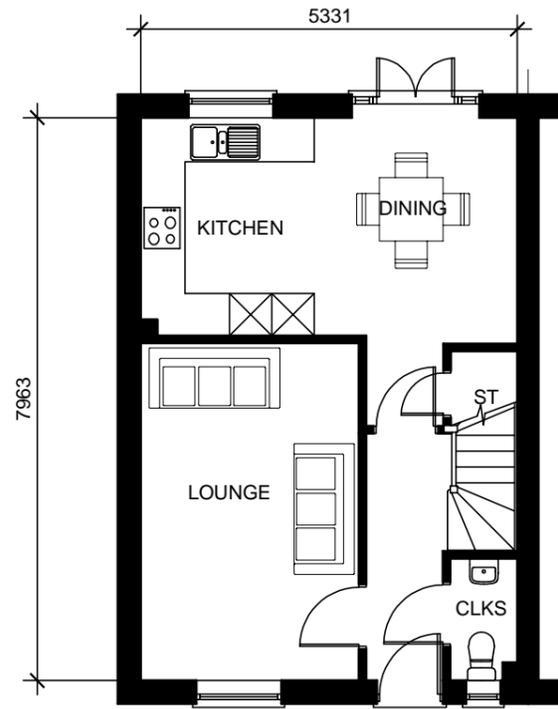
# HIGHER KINNERTON PHASE 2 - REGENCY SPEC

## RIPLEY - G SERIES - TYPE 1

B REAR ELEVATION CORRECTED. 15.7.20  
A PLANNING ISSUE

House Type Ripley Type 1	Drawing no. HK2-G-P/RIP-01	Rev B
Title Planning Drawing	Floor Area 913 sqft	Scale 1:100
Elan Homes Limited.		

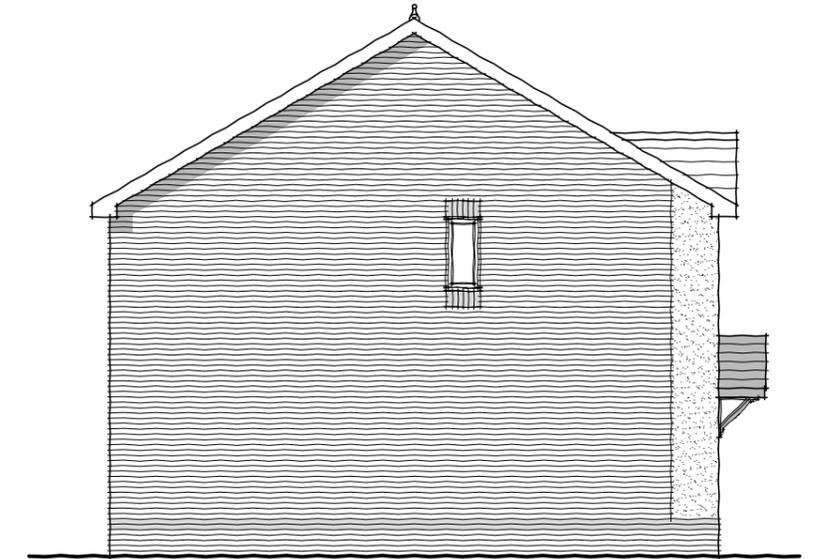
NOTE: REFER TO SITE LAYOUT FOR PEDIMENT IF APPLICABLE.



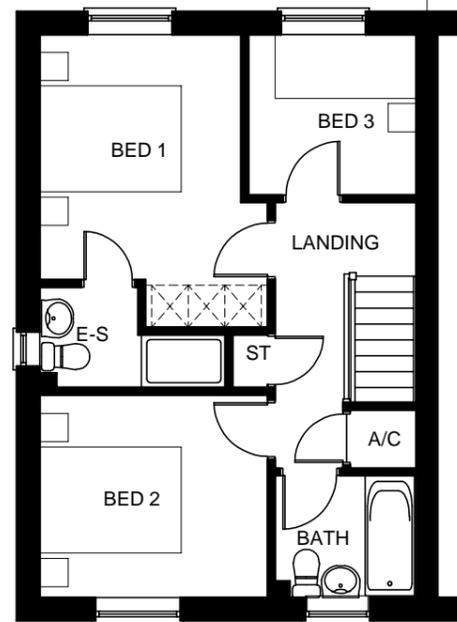
GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN



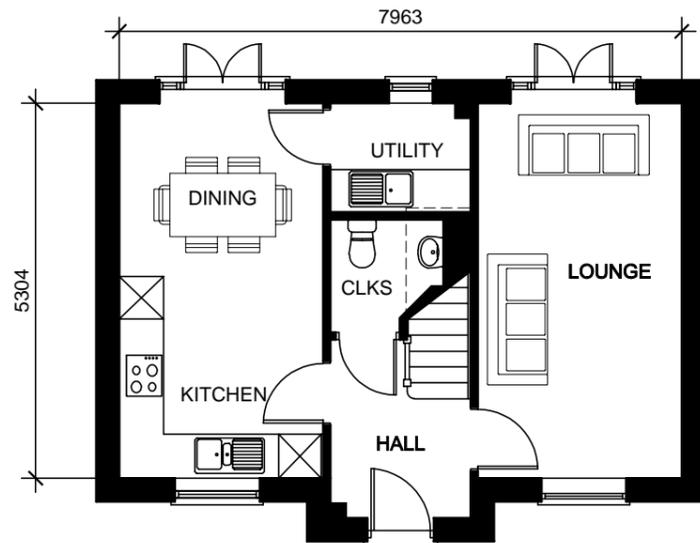
REAR ELEVATION

# HIGHER KINNERTON PHASE 2 - REGENCY SPEC

## RIPLEY - G SERIES - TYPE 2

B REAR ELEVATION CORRECTED. 15.7.20  
A PLANNING ISSUE

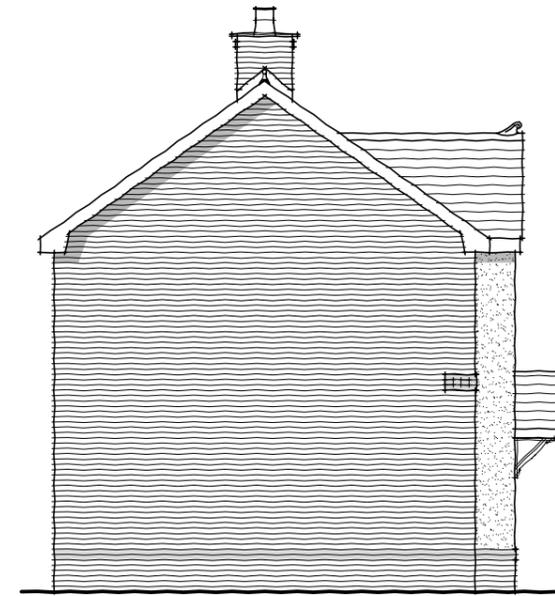
House Type Ripley Type 2	Drawing no. HK2-G-P/RIP-02	Rev B
Title Planning Drawing	Floor Area 913 sqft	Scale 1:100
Elan Homes Limited.		



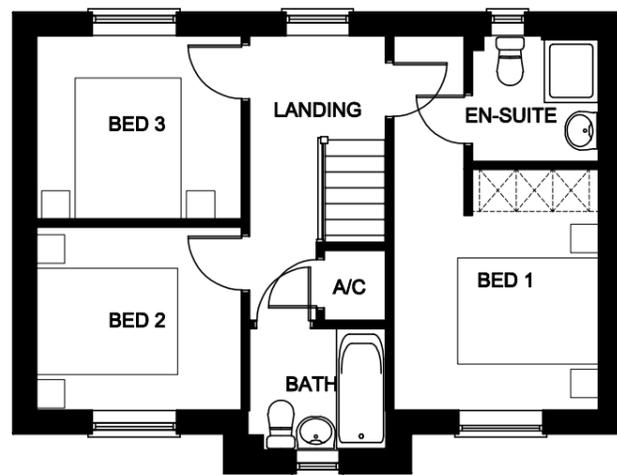
GROUND FLOOR PLAN



FRONT ELEVATION



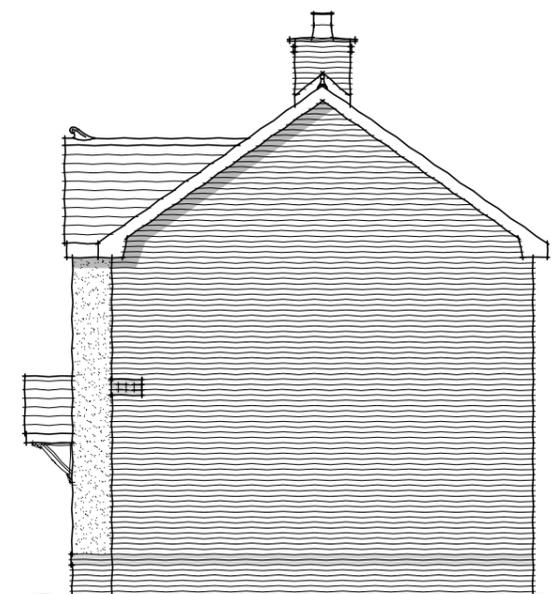
SIDE ELEVATION



FIRST FLOOR PLAN



REAR ELEVATION

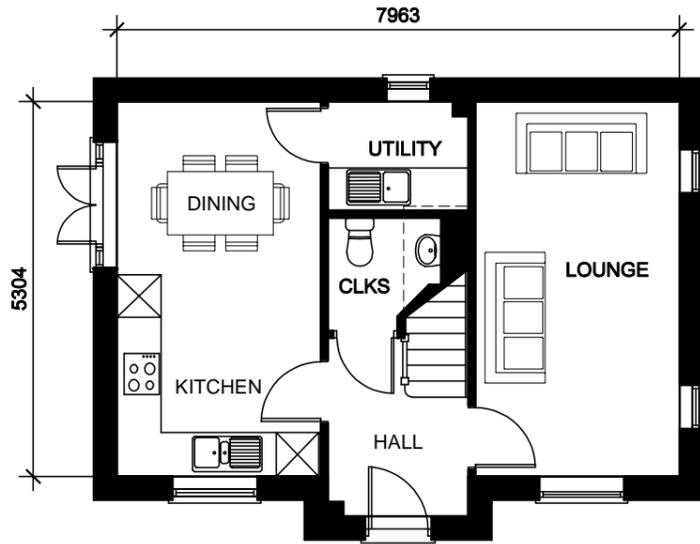


SIDE ELEVATION

# HIGHER KINNERTON PHASE 2 - REGENCY SPEC

## AVIEMORE - G SERIES

A   PLANNING ISSUE		
House Type	Drawing no.	Rev
Aviemore	HK2-G-P/AVI-01	A
Title	Floor Area	Scale
Planning Drawing	933 sqft	1:100
Elan Homes Limited.		



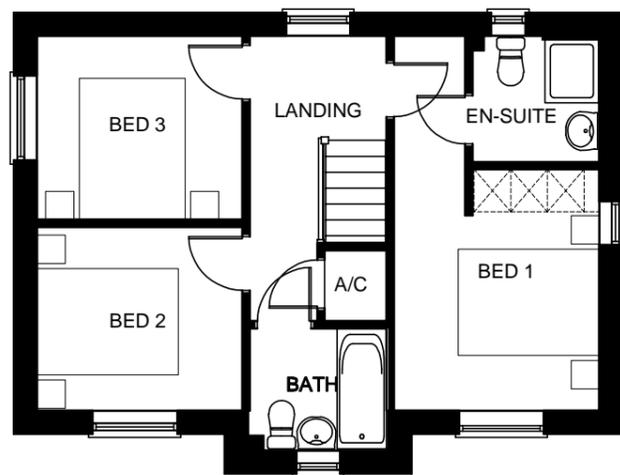
GROUND FLOOR PLAN



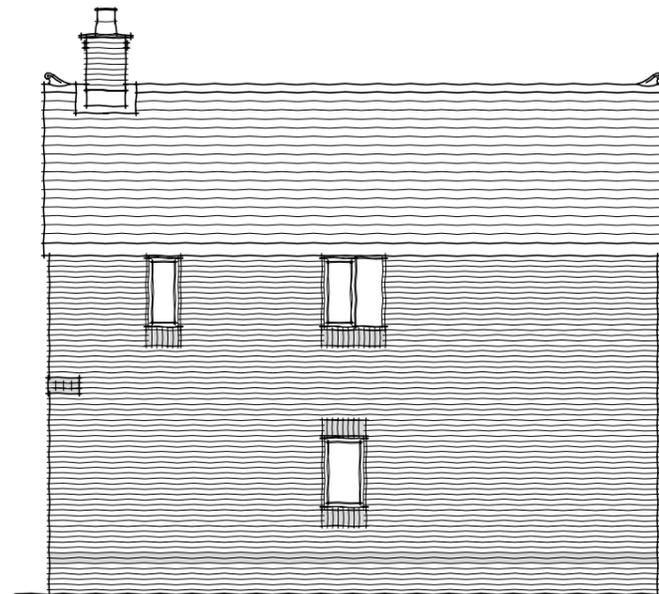
FRONT ELEVATION



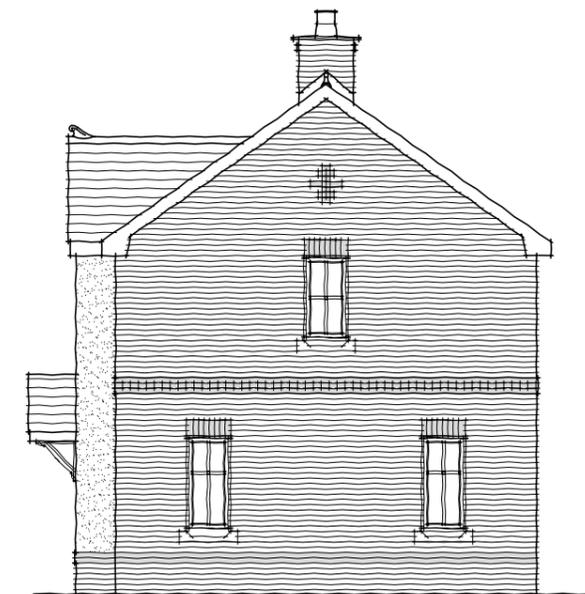
SIDE ELEVATION



FIRST FLOOR PLAN



REAR ELEVATION

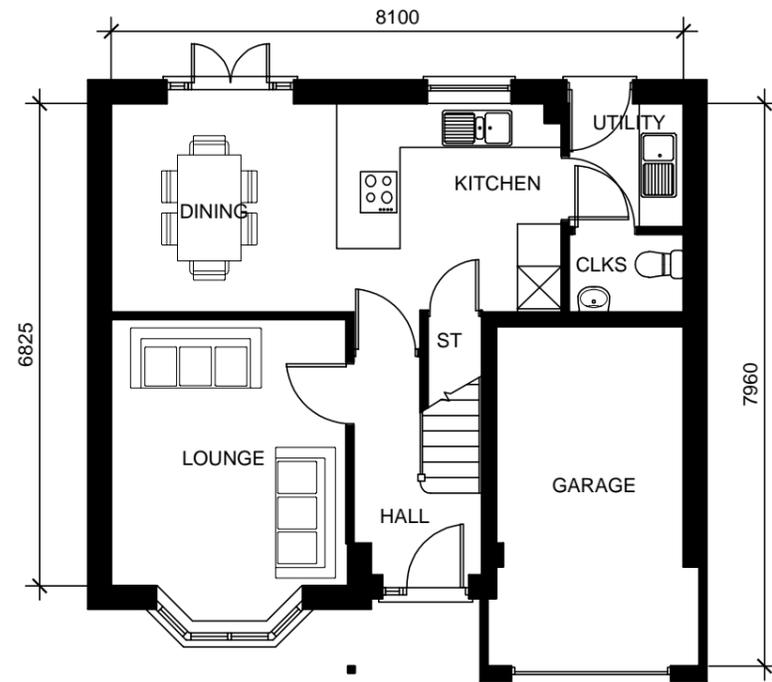


SIDE ELEVATION

# HIGHER KINNERTON PHASE 2 - REGENCY SPEC

## FAIRFORD - G SERIES

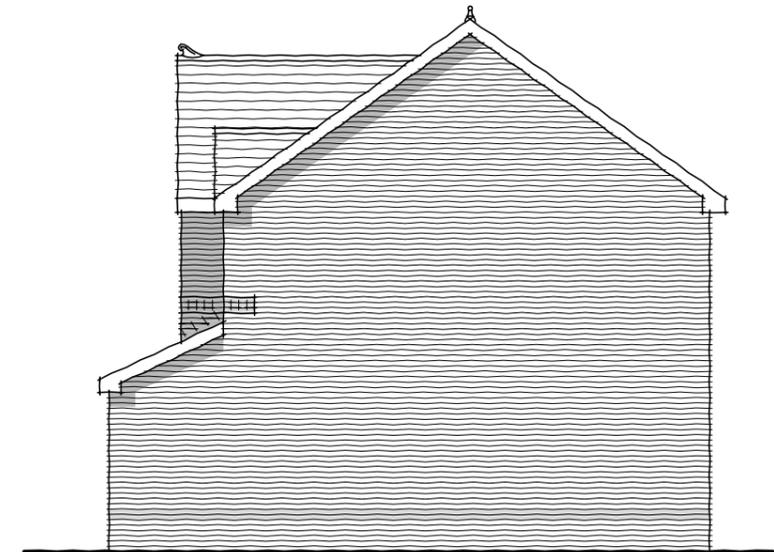
A   PLANNING ISSUE		
House Type Fairford	Drawing no. HK2-G-P/FAI-01	Rev A
Title Planning Drawing	Floor Area 933 sqft	Scale 1:100
Elan Homes Limited.		



GROUND FLOOR PLAN



FRONT ELEVATION



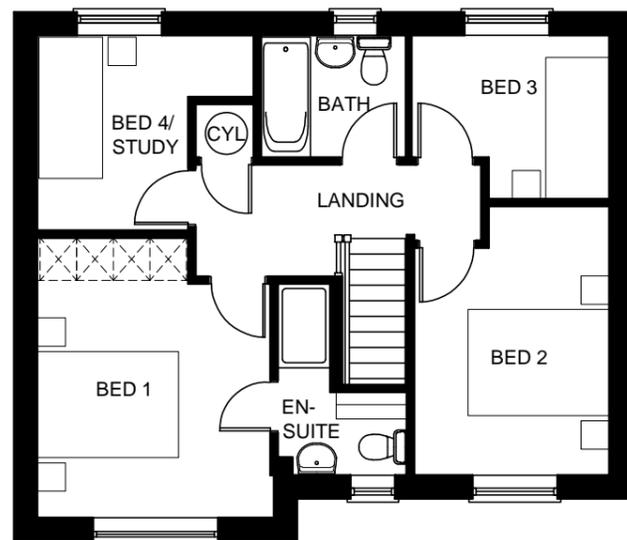
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

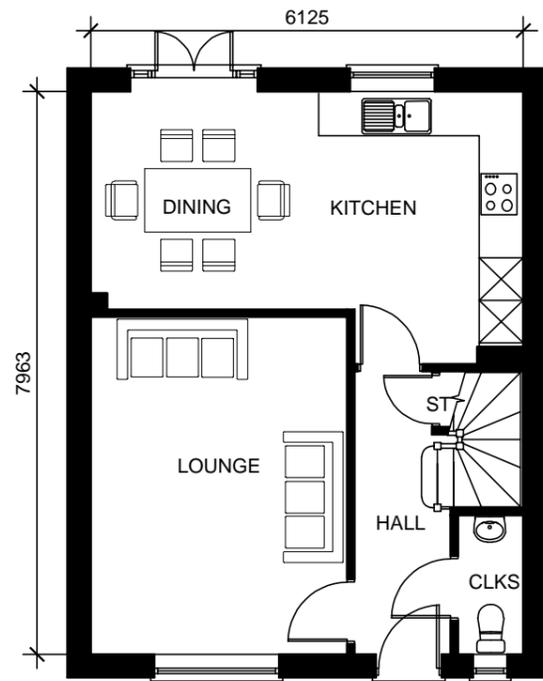


FIRST FLOOR PLAN

# HIGHER KINNERTON PHASE 2 - REGENCY SPEC

## BRAMLEY - G-SERIES

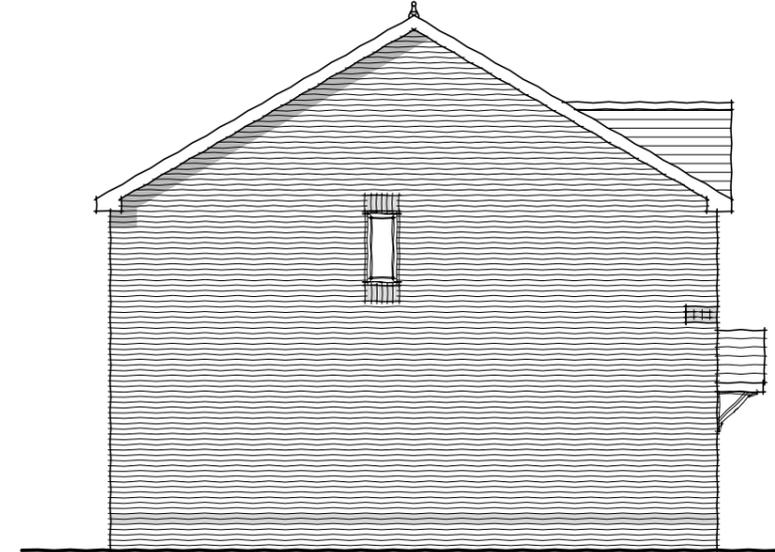
A   PLANNING ISSUE		
House Type <b>Bramley</b>	Drawing no. <b>HK2-G/P-BRA-01</b>	Rev <b>A</b>
Title <b>Planning Drawing</b>	Floor Area <b>1042 sqft</b>	Scale <b>1:100</b>
Elan Homes Limited.		



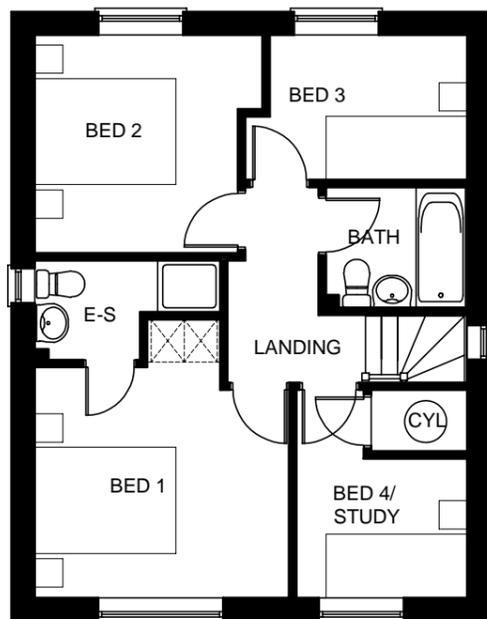
GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN



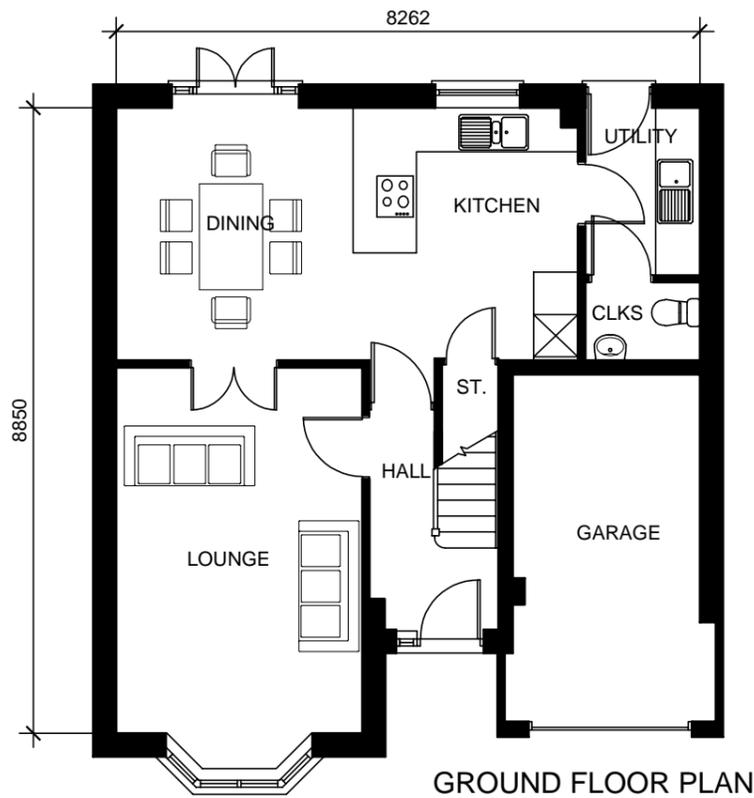
REAR ELEVATION



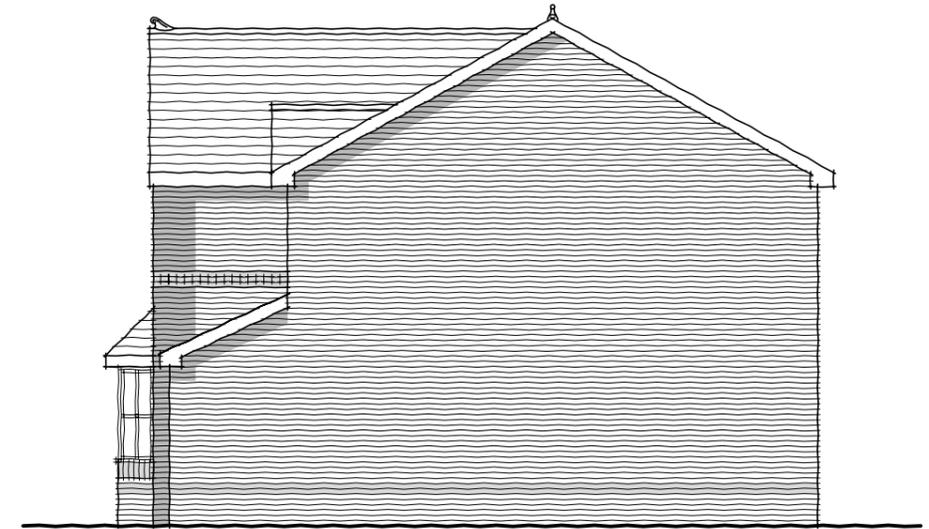
SIDE ELEVATION

# HIGHER KINNERTON PHASE 2 - REGENCY SPEC HARBOROUGH - G SERIES

A   PLANNING ISSUE		Rev
House Type Harborough	Drawing no. HK2-G-P/HAR-01	A
Title Planning Drawing	Floor Area 1050 sqft	Scale 1:100
Elan Homes Limited.		



FRONT ELEVATION



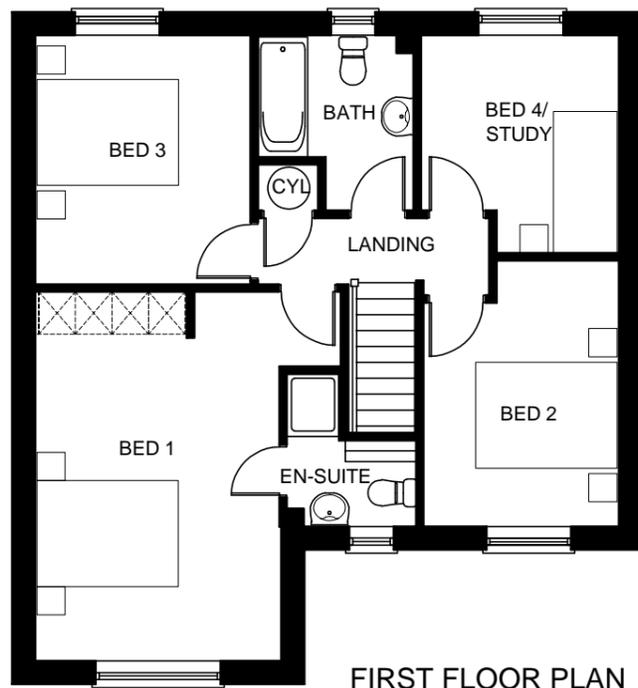
SIDE ELEVATION



REAR ELEVATION



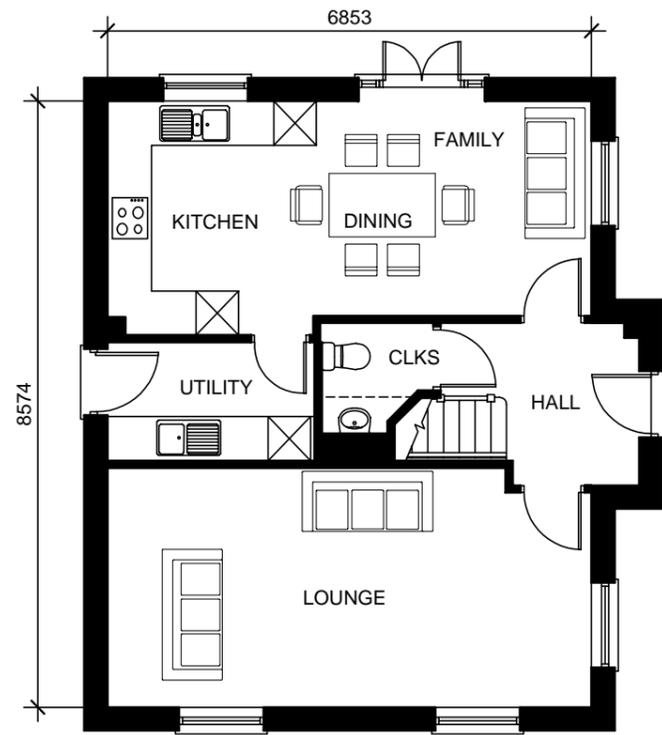
SIDE ELEVATION



# HIGHER KINNERTON PHASE 2 - REGENCY SPEC

## BRAMPTON - G SERIES

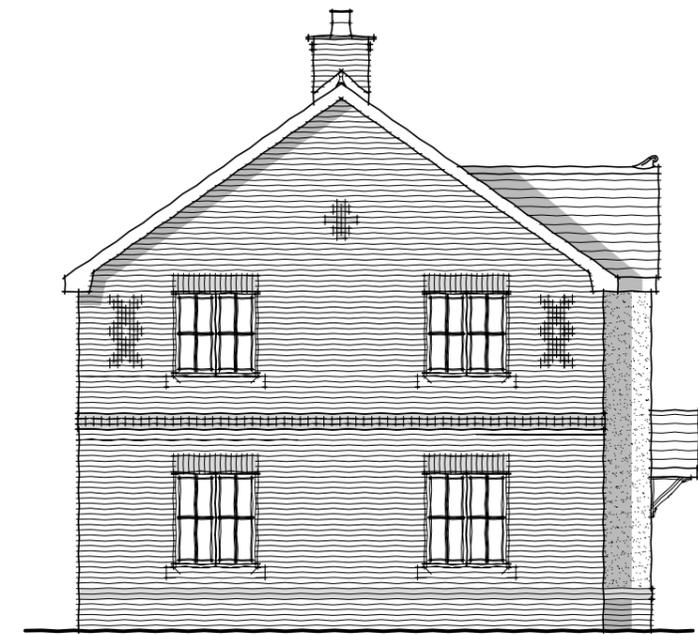
House Type		A   PLANNING ISSUE	
Brampton		Drawing no.	Rev
Planning Drawing		HK2-G-P/BRP-01	A
Elan Homes Limited.		Floor Area	Scale
		1292 sqft	1:100



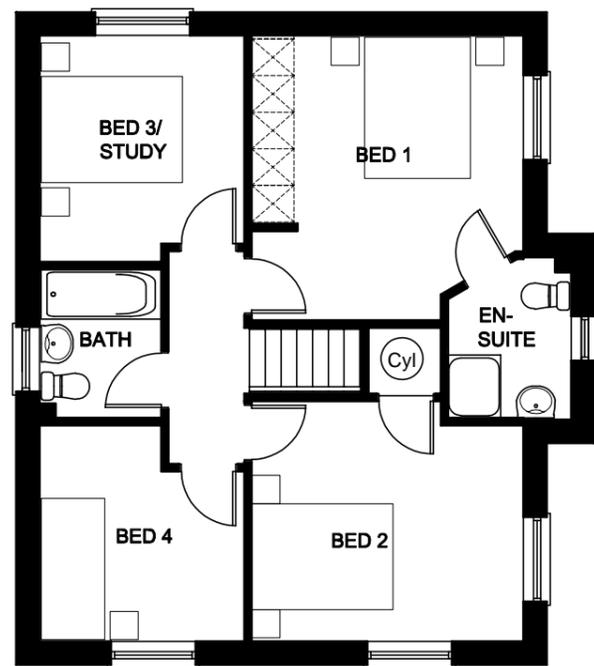
GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION (DUAL ASPECT)



FIRST FLOOR PLAN



REAR ELEVATION

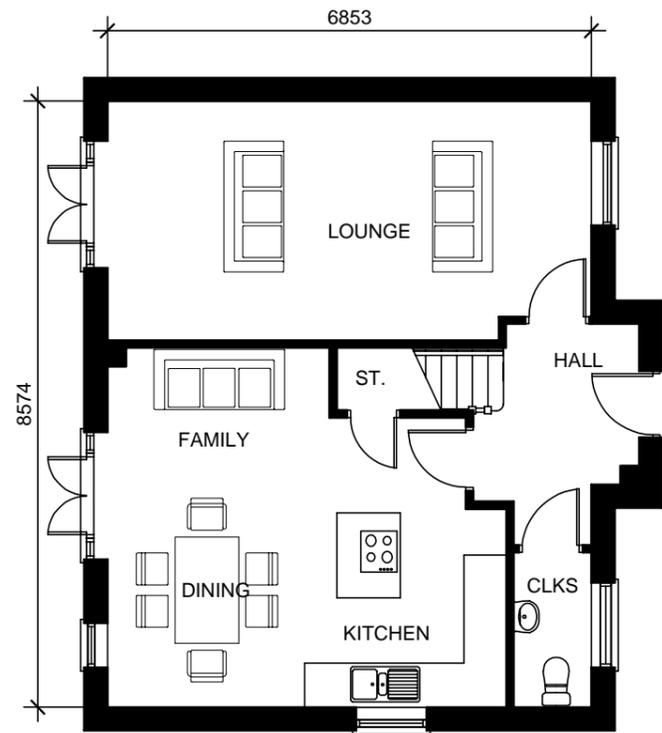


SIDE ELEVATION

# HIGHER KINNERTON PHASE 2 - REGENCY SPEC

## BRANDON - G SERIES

A   PLANNING ISSUE		
House Type Brandon	Drawing no. HK2-G-P/BRN-01	Rev A
Title Planning Drawing	Floor Area 1298 sqft	Scale 1:100
Elan Homes Limited.		



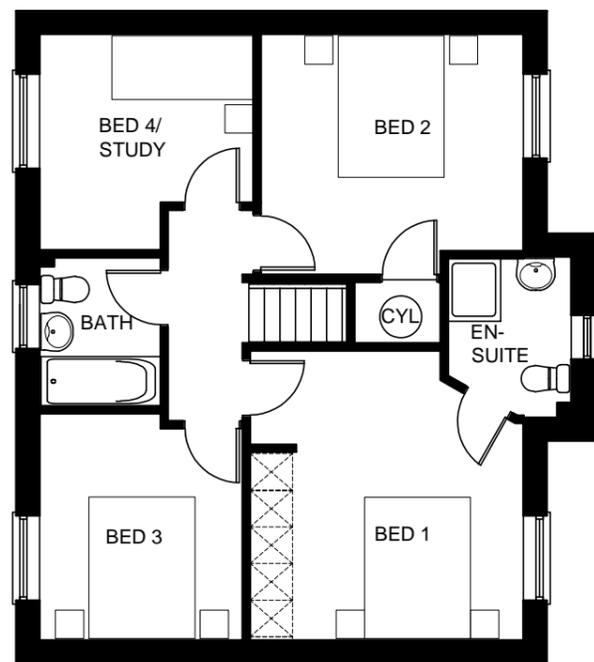
GROUND FLOOR PLAN



FRONT ELEVATION



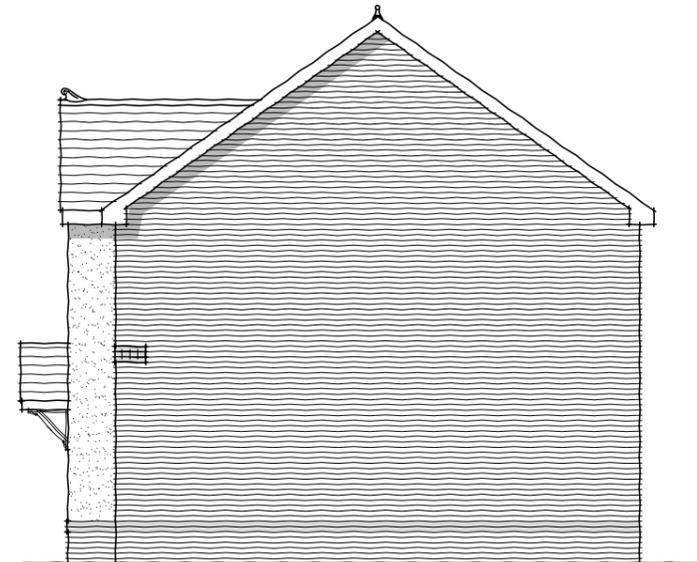
SIDE ELEVATION



FIRST FLOOR PLAN



REAR ELEVATION

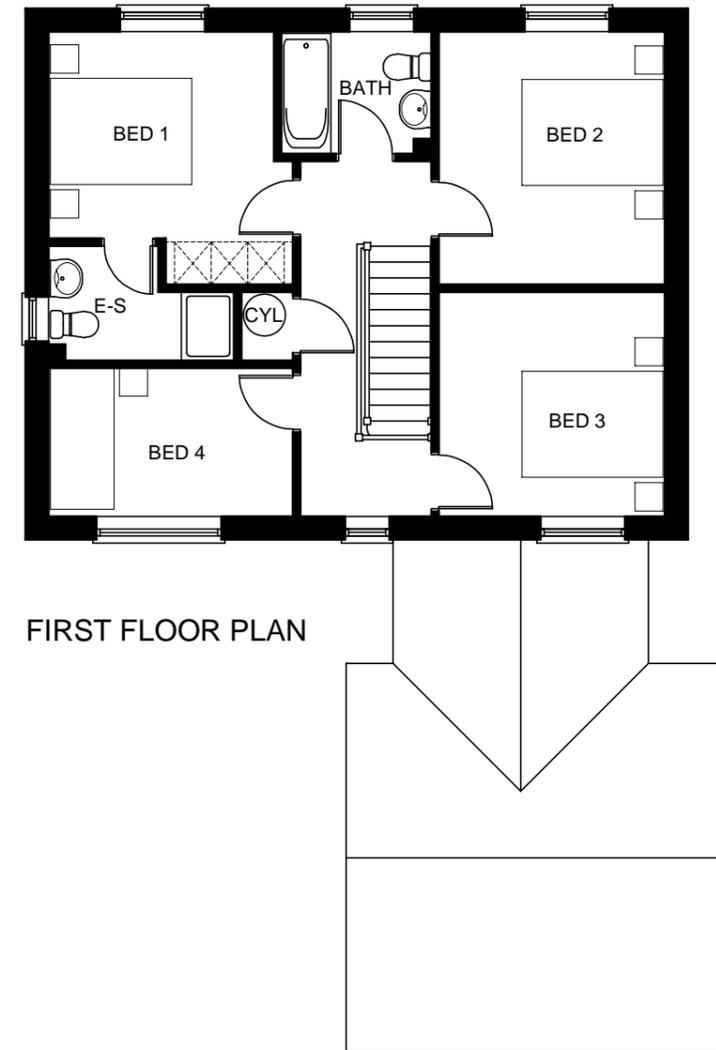
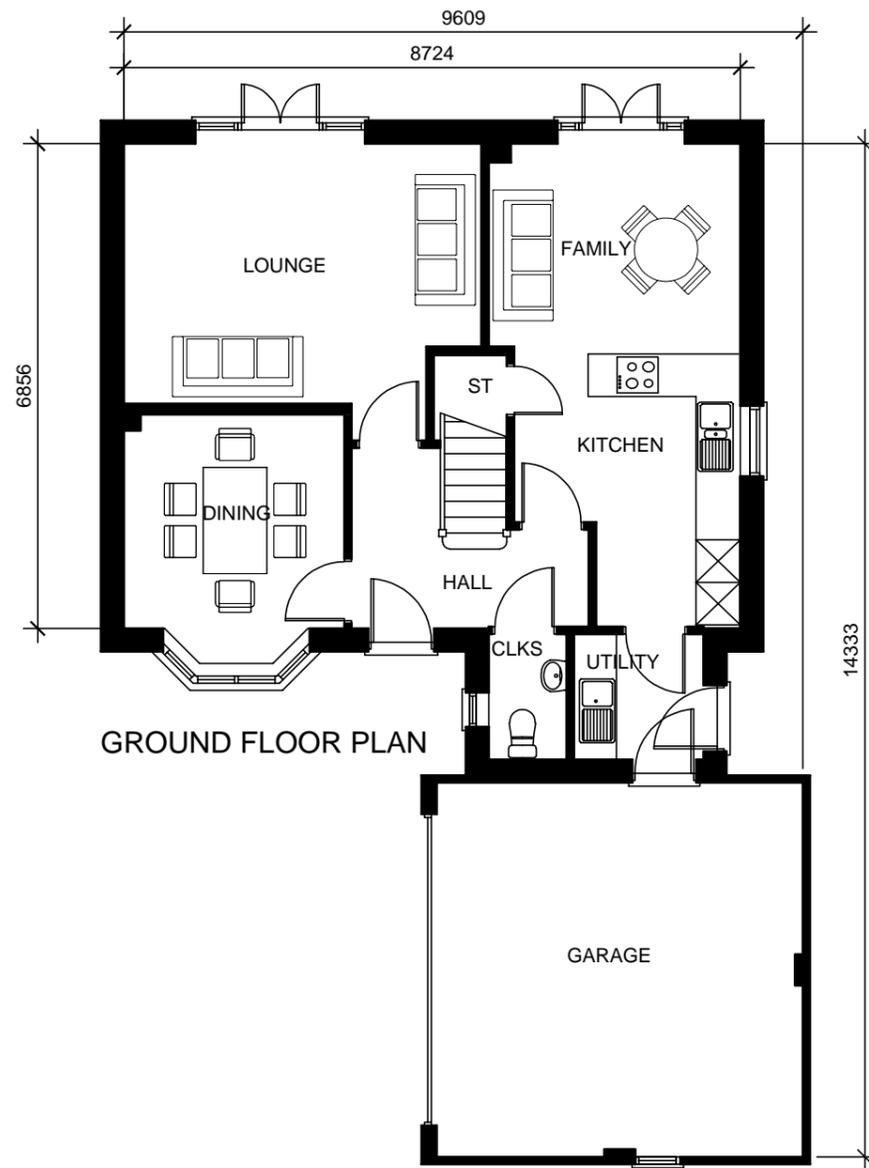


SIDE ELEVATION

# HIGHER KINNERTON PHASE 2 - REGENCY SPEC

## BUNBURY - G SERIES

A   PLANNING ISSUE		
House Type <b>Bunbury</b>	Drawing no. <b>HK2-G-P/BUN-01</b>	Rev <b>A</b>
Title <b>Planning Drawing</b>	Floor Area <b>1298 sqft</b>	Scale <b>1:100</b>
Elan Homes Limited.		



# HIGHER KINNERTON PHASE 2 - REGENCY SPEC

## OAKHAM - G SERIES SHEET 1 OF 2

A   PLANNING ISSUE		
House Type <b>Oakham</b>	Drawing no. <b>HK2-G-P/OAK-01</b>	Rev <b>A</b>
Title <b>Planning Drawing - Plan</b>	Floor Area <b>1355 sqft</b>	Scale <b>1:100</b>
Elan Homes Limited.		



FRONT ELEVATION



SIDE ELEVATION



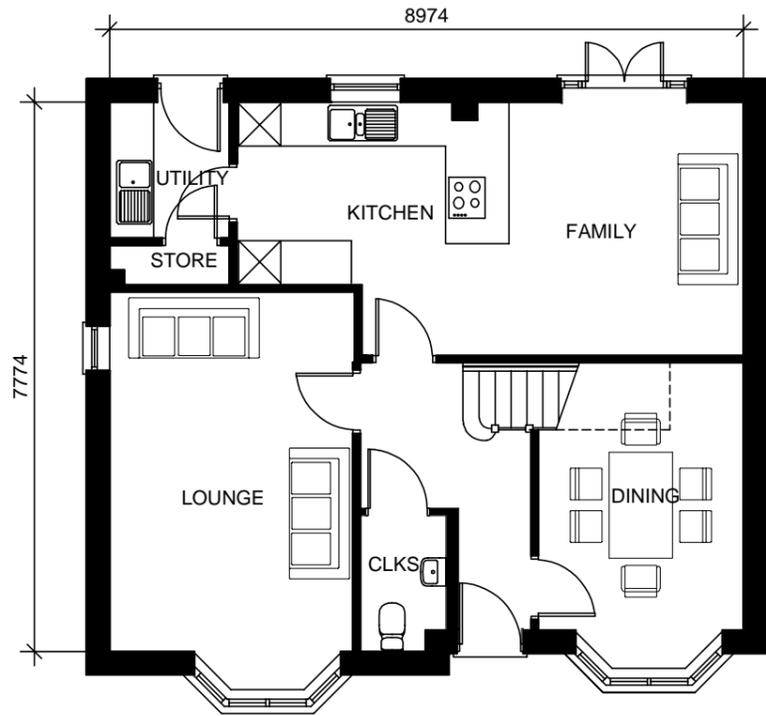
REAR ELEVATION



SIDE ELEVATION

**HIGHER KINNERTON PHASE 2 - REGENCY SPEC**  
**OAKHAM - G SERIES SHEET 2 OF 2**

		A   PLANNING ISSUE
House Type	Oakham	Drawing no. HK2-G-P/OAK-02
Title	Planning Drawing - Elevations	Floor Area 1355 sqft
Elan Homes Limited.		Rev A Scale 1:100



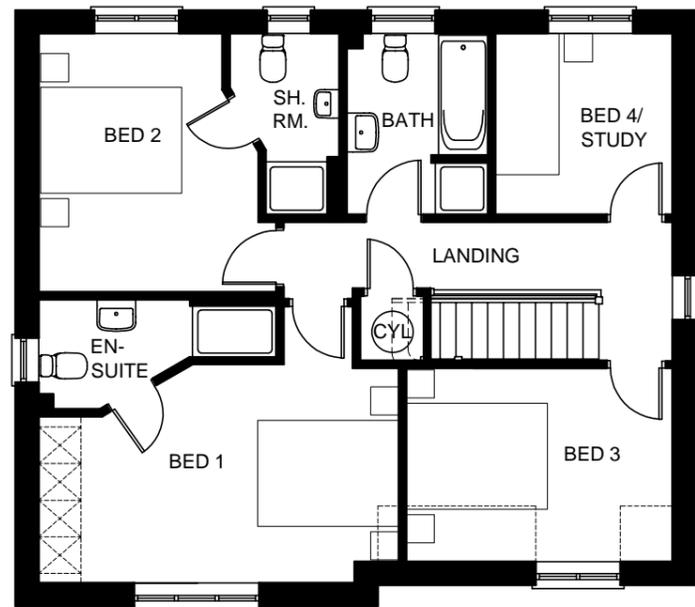
GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN



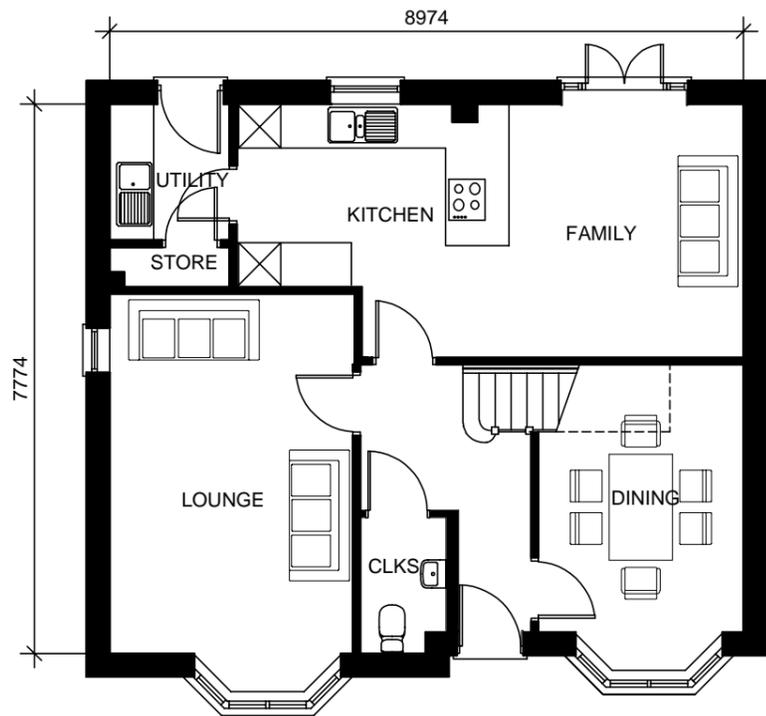
REAR ELEVATION



SIDE ELEVATION

**HIGHER KINNERTON PHASE 2 - REGENCY PLUS SPEC  
STRATFORD SPECIAL - G SERIES TYPE 1**

A   PLANNING ISSUE		
House Type Stratford Special Type 1	Drawing no. HK2-G-P/STR-01	Rev A
Title Planning Drawings	Floor Area 1489 sqft	Scale 1:100
Elan Homes Limited.		



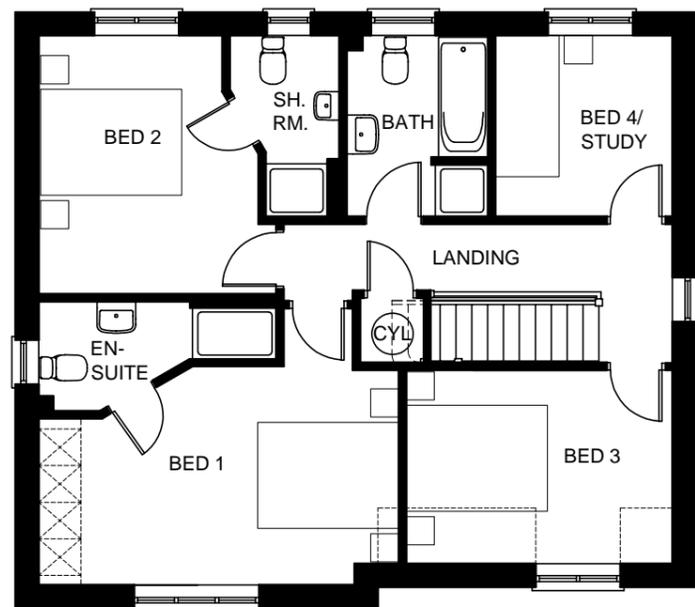
GROUND FLOOR PLAN



FRONT ELEVATION



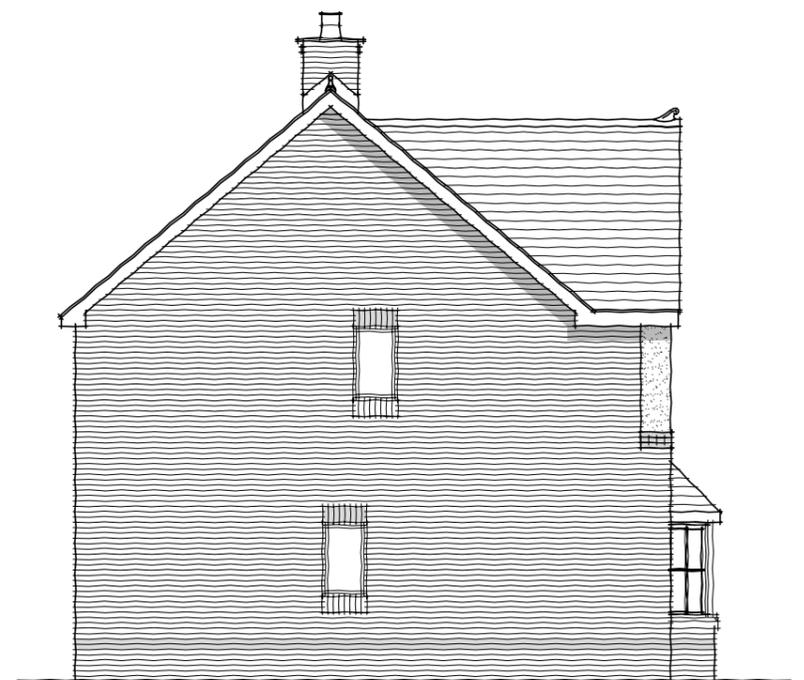
SIDE ELEVATION



FIRST FLOOR PLAN



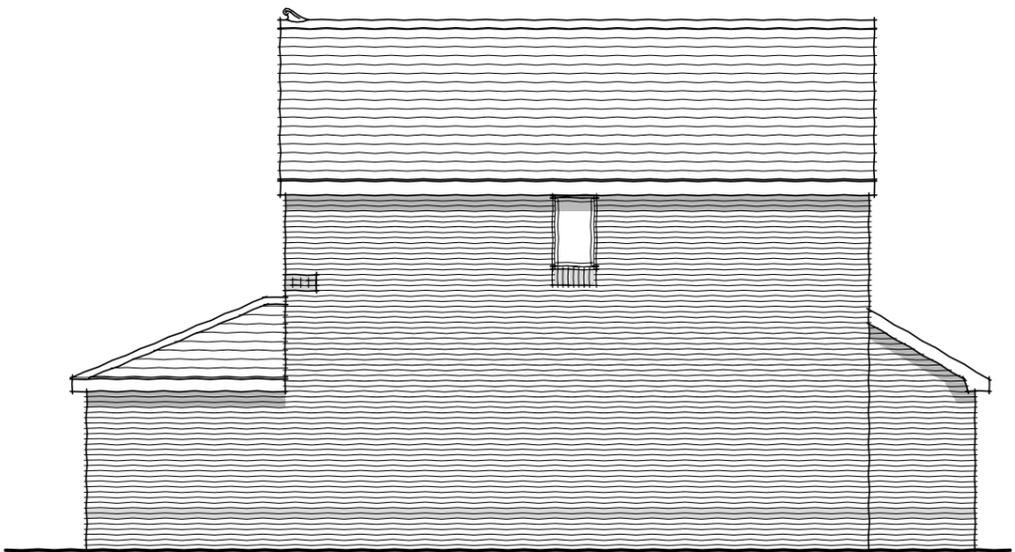
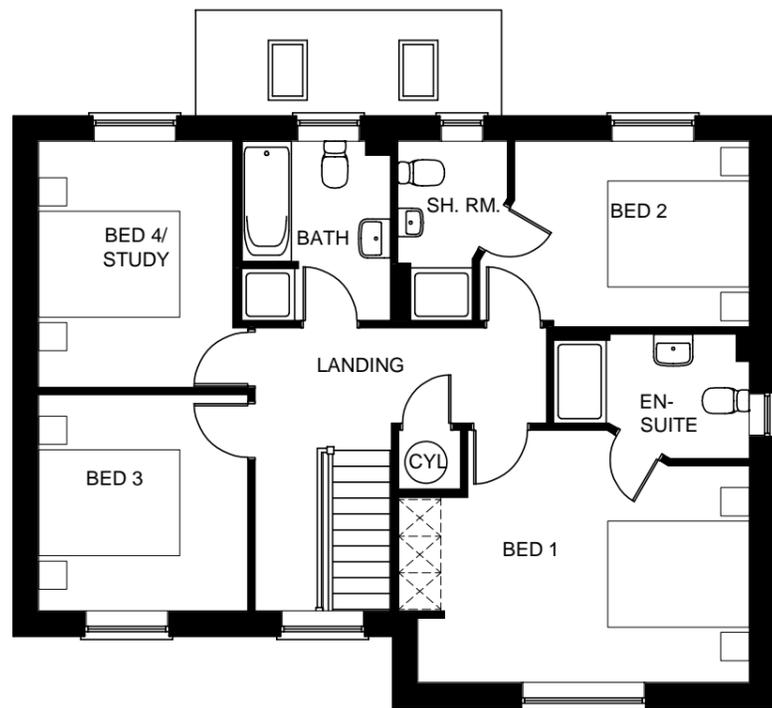
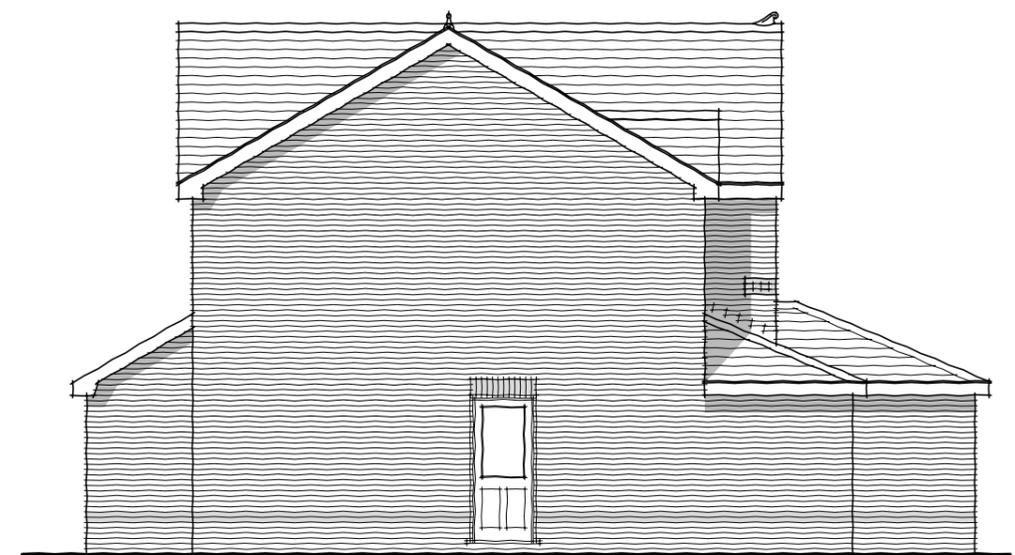
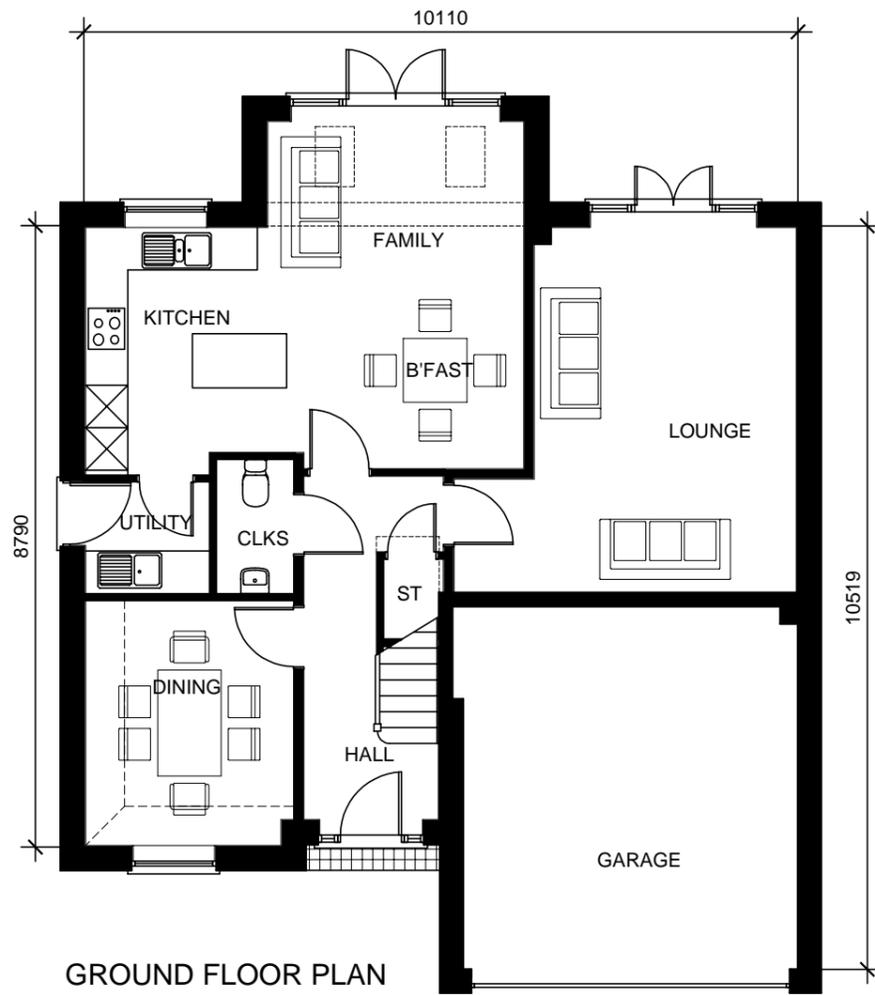
REAR ELEVATION



SIDE ELEVATION

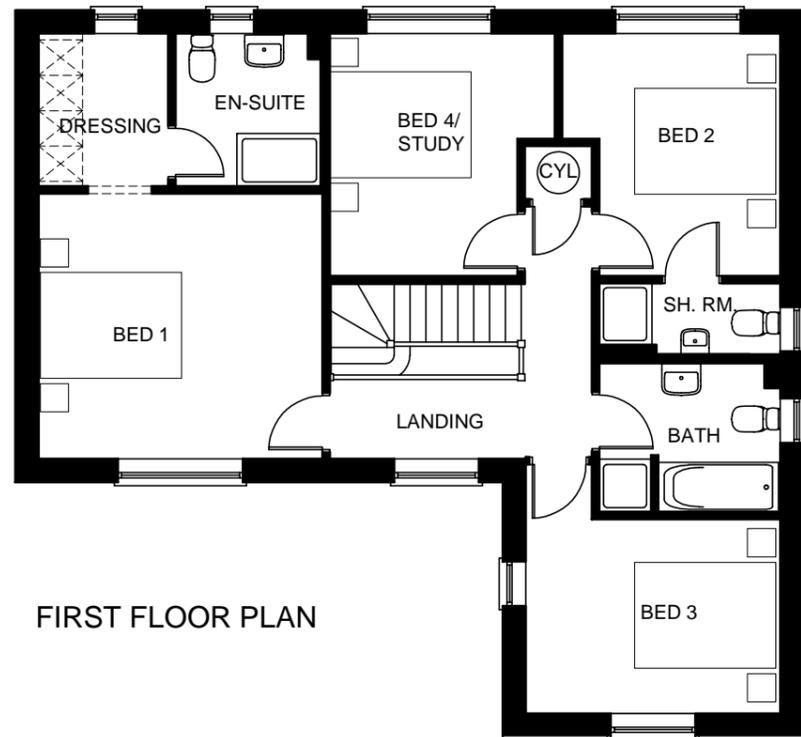
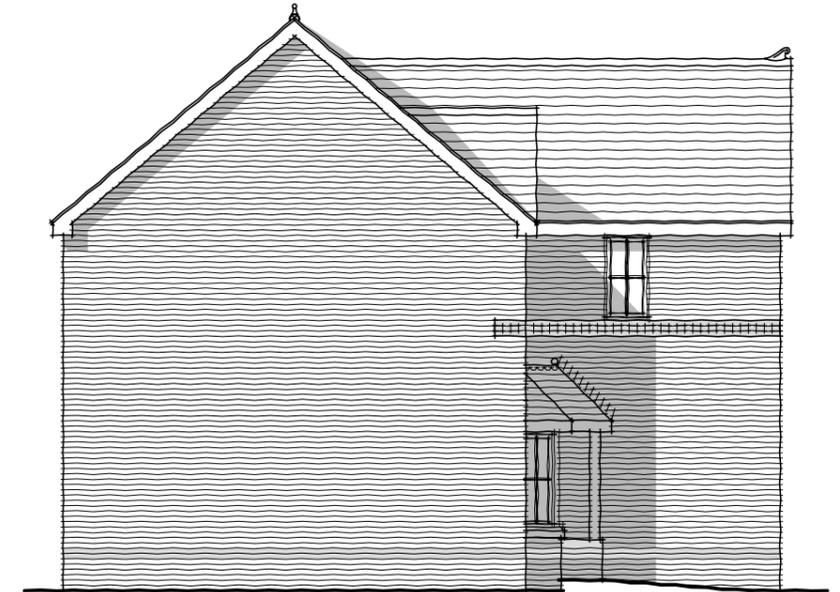
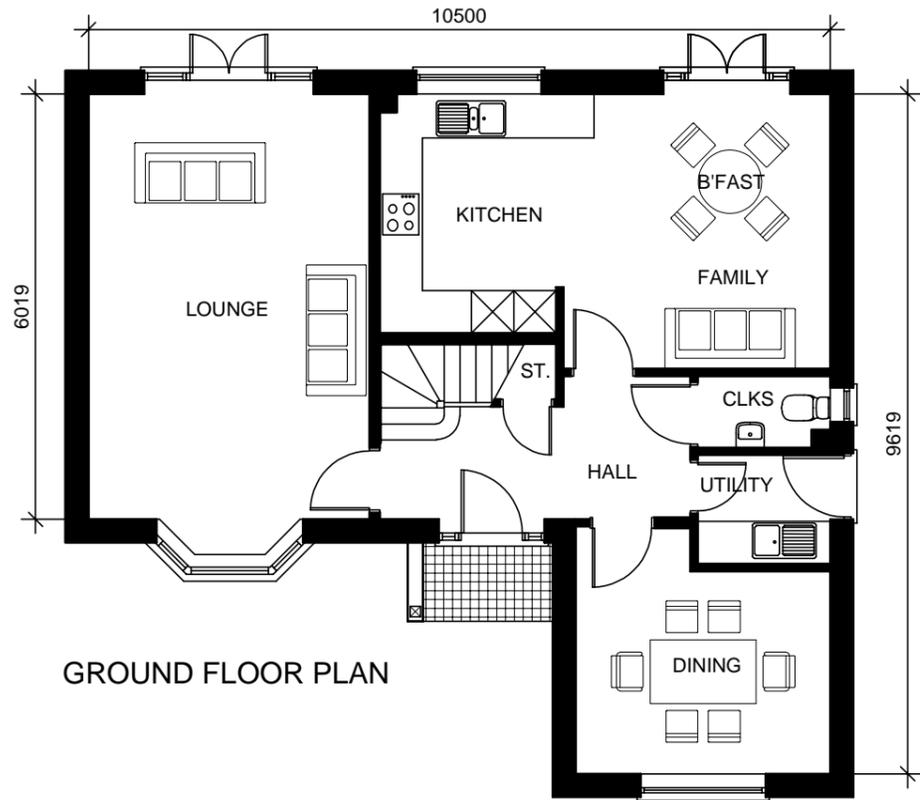
# HIGHER KINNERTON PHASE 2 - REGENCY PLUS SPEC STRATFORD SPECIAL - G SERIES TYPE 2

A   PLANNING ISSUE		
House Type Stratford Special Type 2	Drawing no. HK2-G-P/STR-02	Rev A
Title Planning Drawings	Floor Area 1489 sqft	Scale 1:100
Elan Homes Limited.		



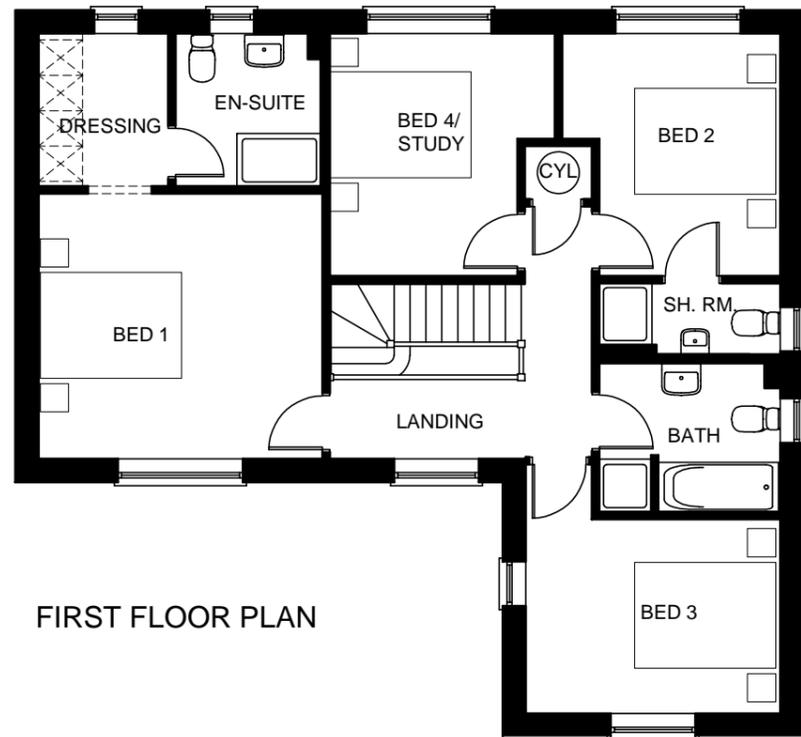
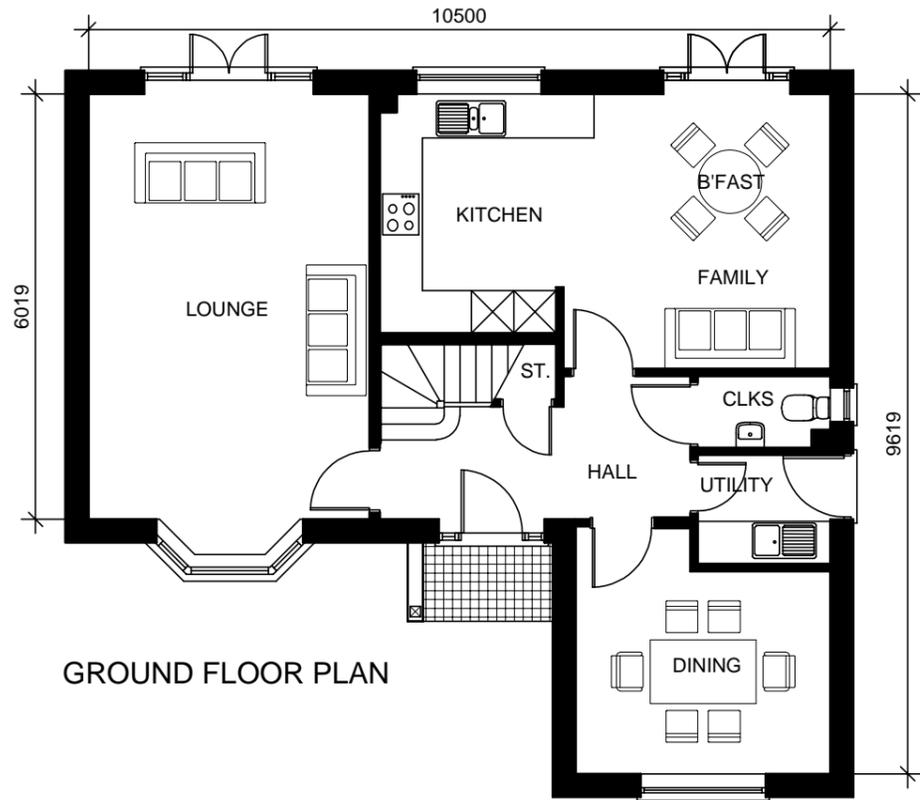
# HIGHER KINNERTON PHASE 2 - REGENCY PLUS SPEC WARMINSTER SPECIAL - G-SERIES

A   PLANNING ISSUE		
House Type Warminster Special	Drawing no. HK2-G-P/WAR-01	Rev A
Title Planning Drawing	Floor Area 1590 sqft	Scale 1:100
Elan Homes Limited.		



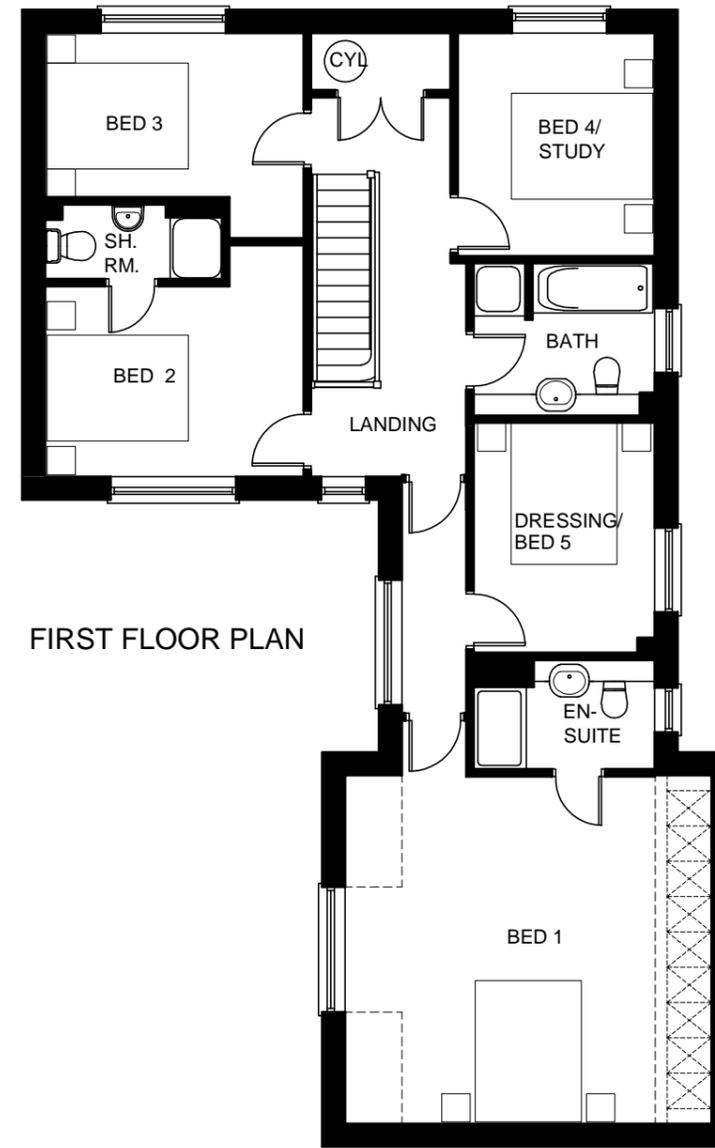
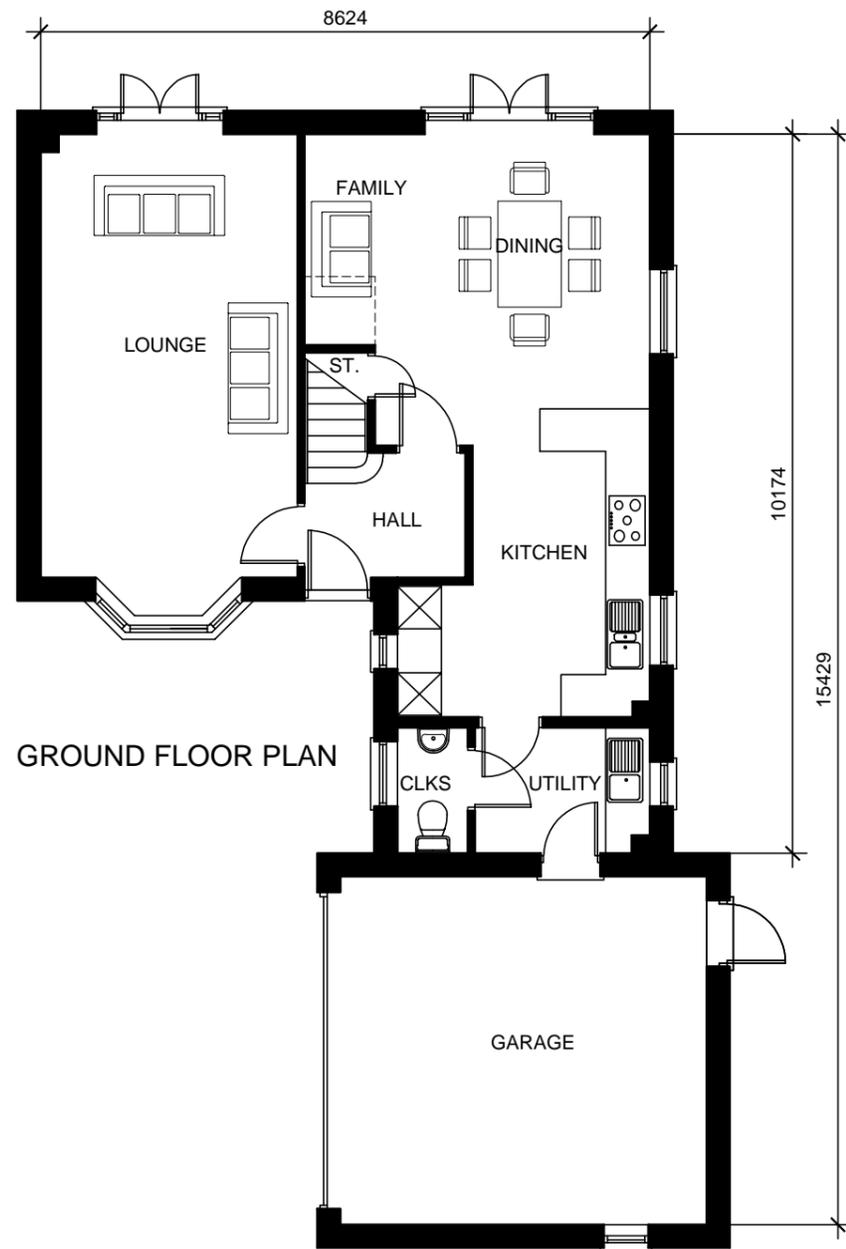
# HIGHER KINNERTON PHASE 2 - REGENCY PLUS SPEC MAYFAIR - G-SERIES TYPE 1

A   PLANNING ISSUE		
House Type Mayfair Type 1	Drawing no. HK2-G-P/MAY-01	Rev A
Title Planning Drawing	Floor Area 1648 sqft	Scale 1:100
Elan Homes Limited.		



# HIGHER KINNERTON PHASE 2 - REGENCY PLUS SPEC MAYFAIR - G-SERIES TYPE 2

A   PLANNING ISSUE		
House Type Mayfair Type 2	Drawing no. HK2-G-P/MAY-02	Rev A
Title Planning Drawing	Floor Area 1648 sqft	Scale 1:100
Elan Homes Limited.		



**HIGHER KINNERTON PHASE 2 - SOVEREIGN SPEC**  
**WESTON - G-SERIES SHEET 1 OF 2**

A   PLANNING ISSUE		
House Type Weston	Drawing no. HK2-G-P/WES-01	Rev A
Title Planning Drawing - Plans	Floor Area 1759 sqft	Scale 1:100
Elan Homes Limited.		



FRONT ELEVATION



FRONT ELEVATION



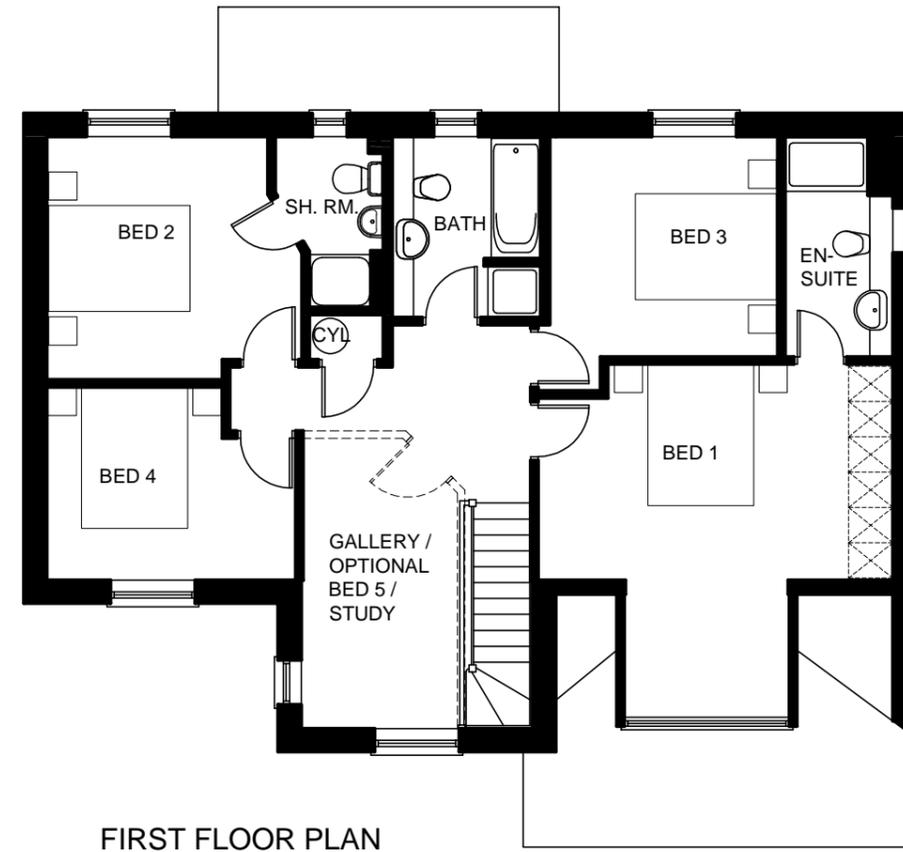
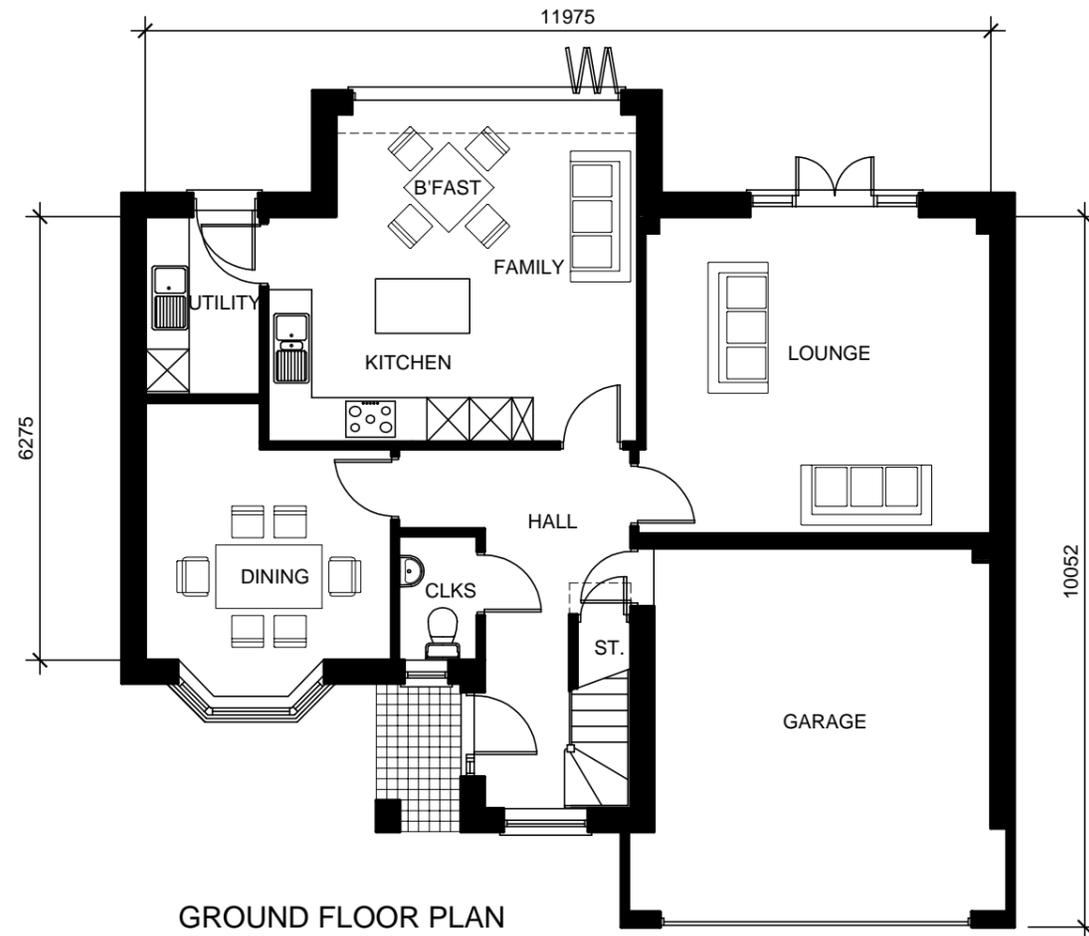
REAR ELEVATION



SIDE ELEVATION

**HIGHER KINNERTON PHASE 2 - SOVEREIGN SPEC**  
**WESTON - G-SERIES SHEET 2 OF 2**

A   PLANNING ISSUE		
House Type Weston	Drawing no. HK2-G-P/WES-02	Rev A
Title Planning Drawing - Elevations	Floor Area 1759 sqft	Scale 1:100
Elan Homes Limited.		



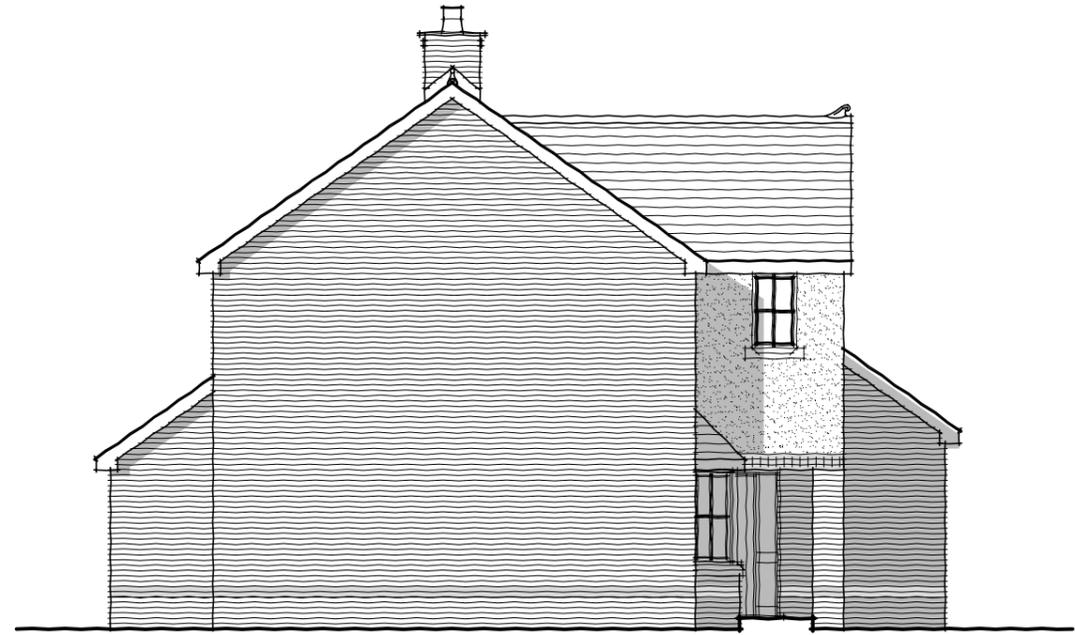
# HIGHER KINNERTON PHASE 2 - SOVEREIGN SPEC

## CHESHAM - G SERIES

House Type	A   PLANNING ISSUE	
Chesham	Drawing no. HK2-G-P/CHE/01	Rev A
Title Planning Drawing - Plans	Floor Area 1765 sqft	Scale 1:100
Elan Homes Limited.		



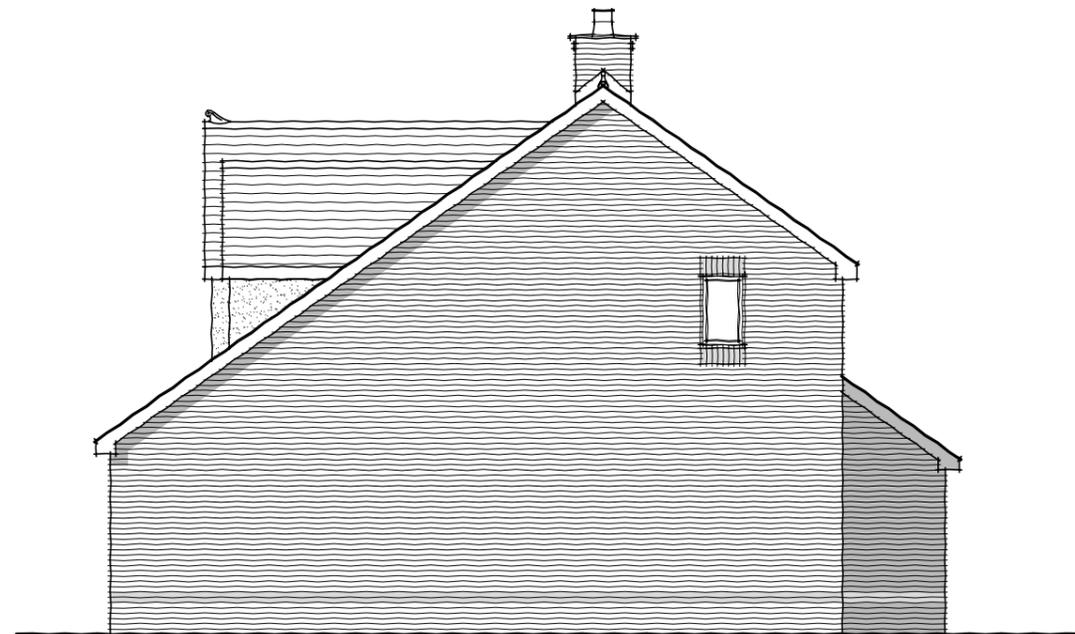
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

HIGHER KINNERTON PHASE 2 - SOVEREIGN SPEC  
 CHESHAM - G SERIES TYPE 1

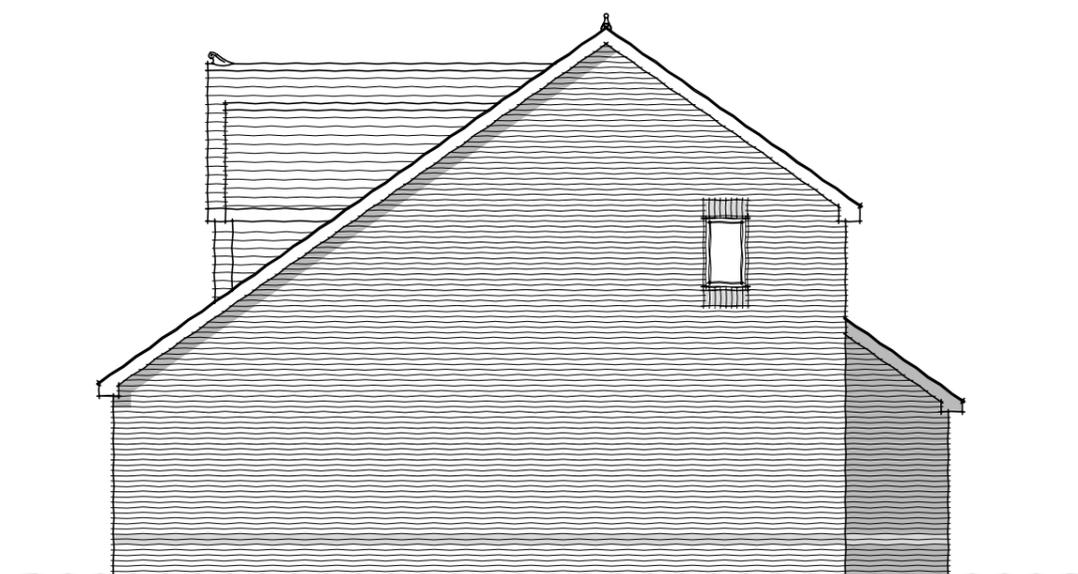
A   PLANNING ISSUE		
House Type	Drawing no.	Rev
Chesham Type 1	HK2-G-P/CHE/02	A
Title	Floor Area	Scale
Planning Drawing - Elevations	1765 sqft	1:100
Elan Homes Limited.		



FRONT ELEVATION



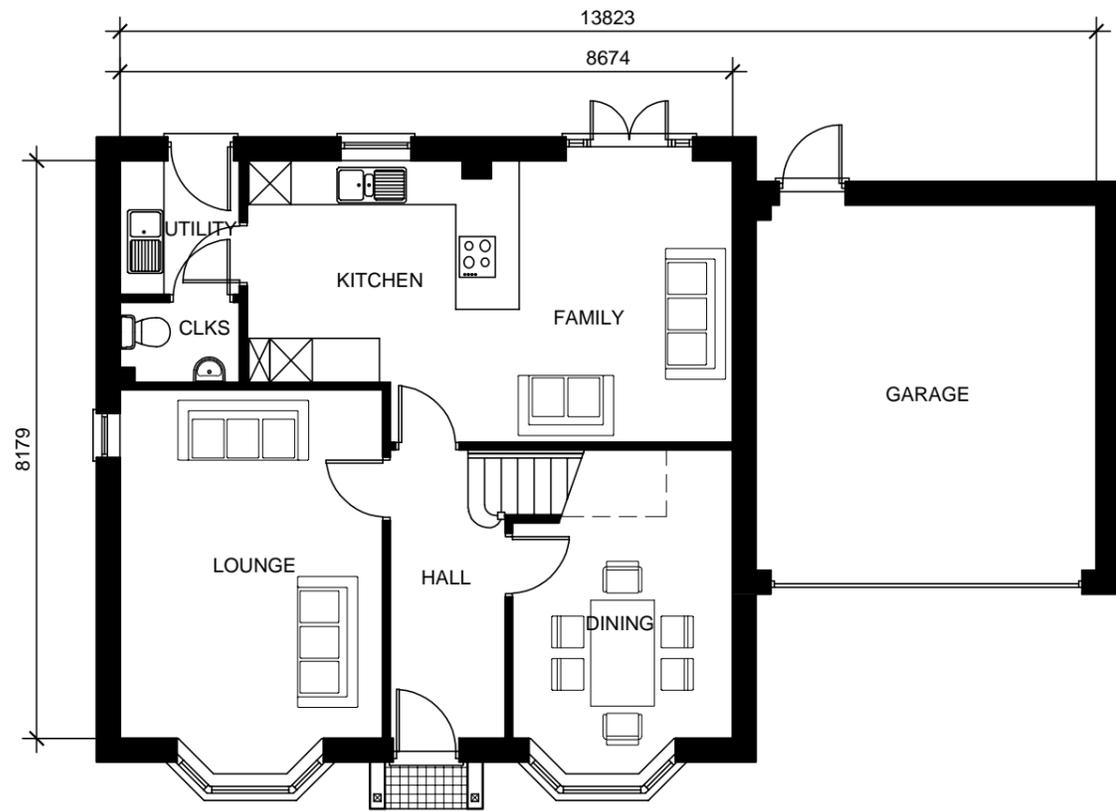
REAR ELEVATION



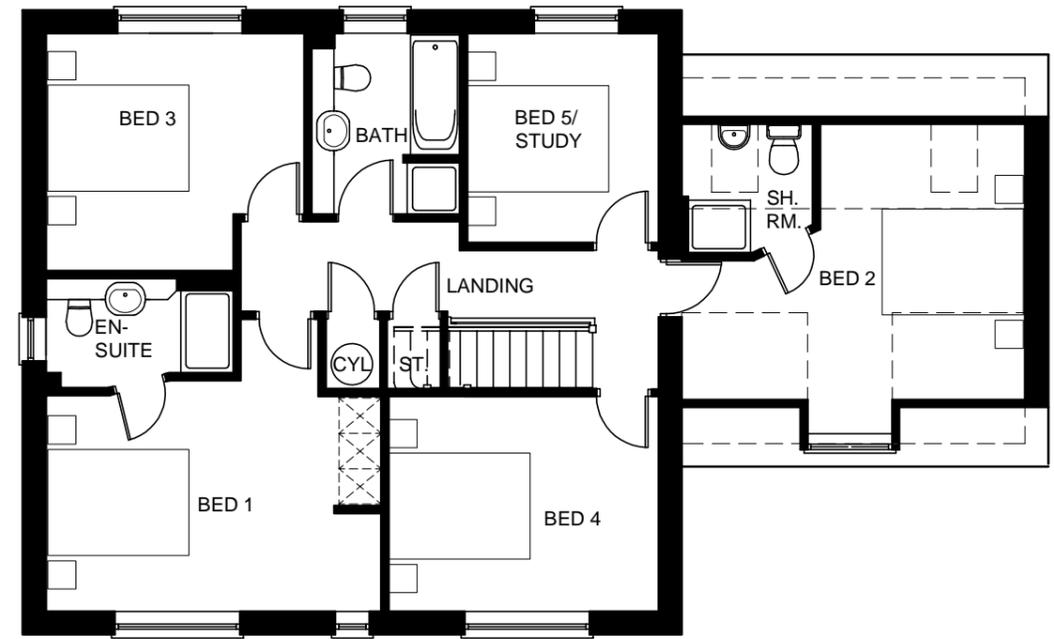
SIDE ELEVATION

**HIGHER KINNERTON PHASE 2 - SOVEREIGN SPEC**  
**CHESHAM - G SERIES TYPE 2**

A   PLANNING ISSUE		
House Type Chesham Type 2	Drawing no. HK2-G-P/CHE/03	Rev A
Title Planning Drawing - Elevations	Floor Area 1765 sqft	Scale 1:100
Elan Homes Limited.		



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# HIGHER KINNERTON PHASE 2 - SOVEREIGN SPEC

## MELLOR - G SERIES

		A   PLANNING ISSUE
House Type	Mellor	Drawing no. HK2-G-P/MEL-01
Title	Planning Drawing - Plans	Rev A
		Floor Area 1766 sqft
		Scale 1:100
Elan Homes Limited.		



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



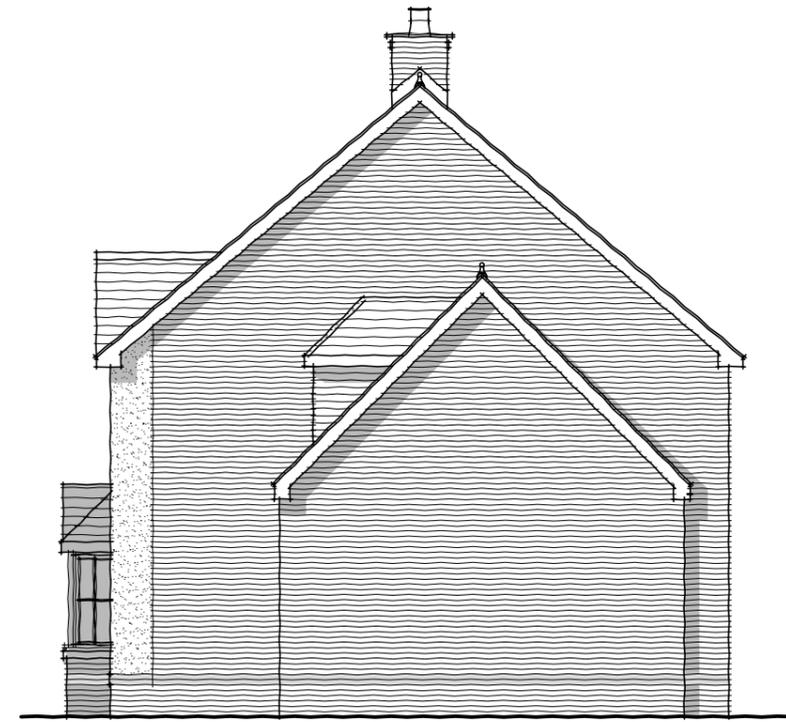
SIDE ELEVATION

**HIGHER KINNERTON PHASE 2 - SOVEREIGN SPEC  
MELLOR - G SERIES TYPE 1**

A   PLANNING ISSUE		
House Type Mellor Type 1	Drawing no. HK2-G-P/MEL-02	Rev A
Title Planning Drawing - Elevations	Floor Area 1766 sqft	Scale 1:100
Elan Homes Limited.		



FRONT ELEVATION



SIDE ELEVATION



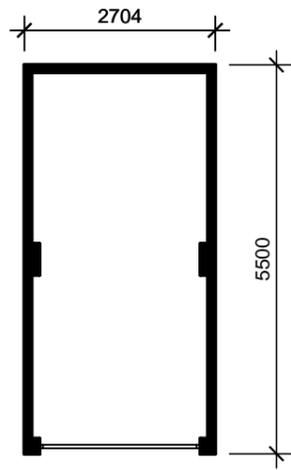
REAR ELEVATION



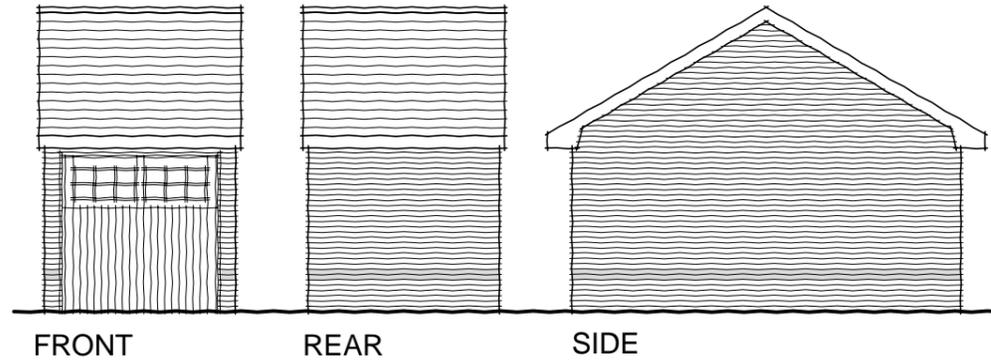
SIDE ELEVATION

**HIGHER KINNERTON PHASE 2 - SOVEREIGN SPEC  
MELLOR - G SERIES TYPE 2**

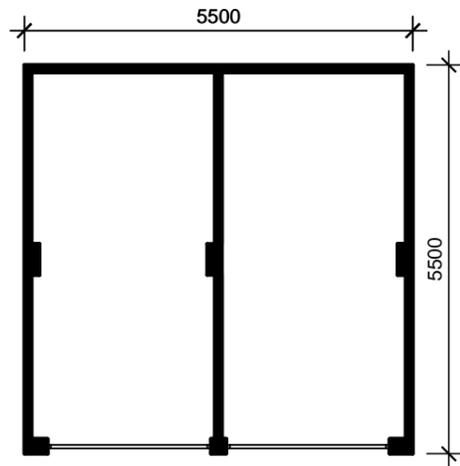
A   PLANNING ISSUE		
House Type Mellor Type 2	Drawing no. HK2-G-P/MEL-03	Rev A
Title Planning Drawing - Elevations	Floor Area 1766 sqft	Scale 1:100
Elan Homes Limited.		



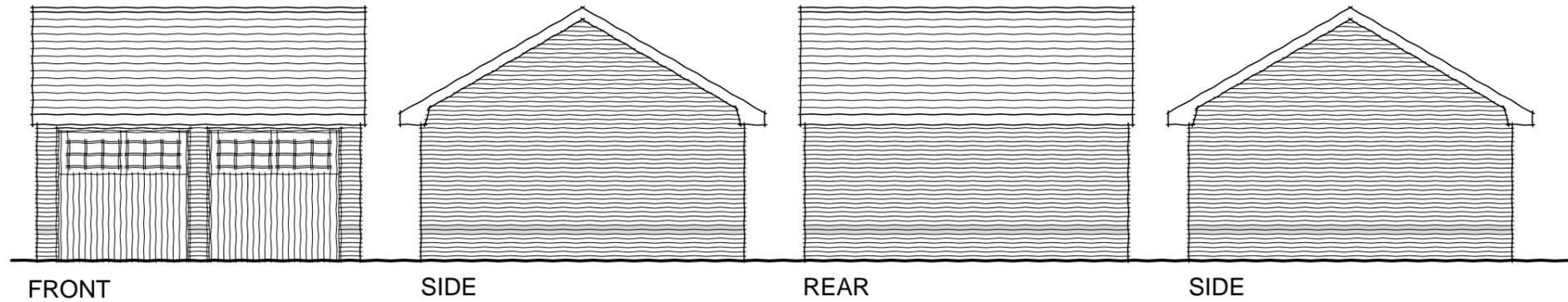
SINGLE GARAGE



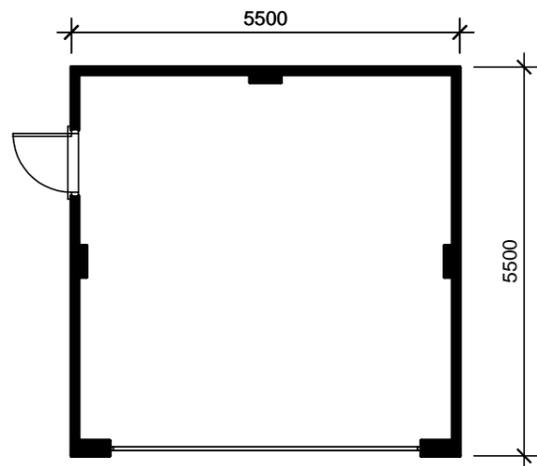
FRONT REAR SIDE



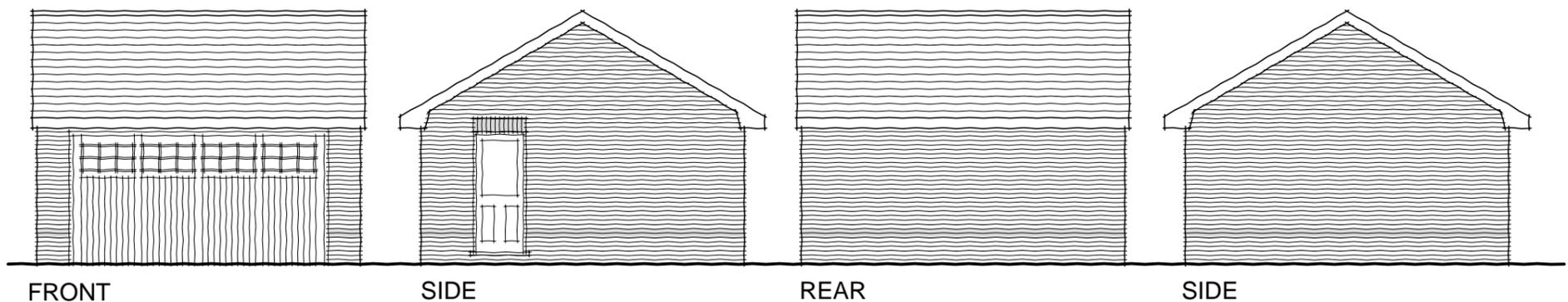
LINKED SINGLE GARAGES



FRONT SIDE REAR SIDE



DOUBLE GARAGE

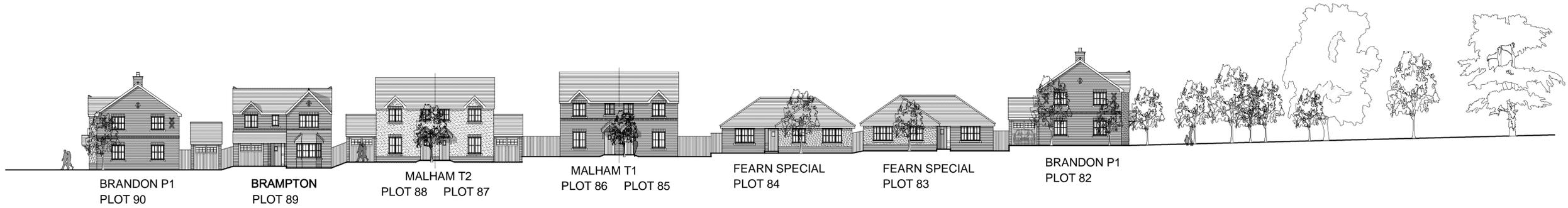


FRONT SIDE REAR SIDE

# HIGHER KINNERTON PHASE 2 GARAGES

A   PLANNING ISSUE		Rev
House Type Garages	Drawing no. HK2-GAR-01	A
Title Planning Drawing		Scale 1:100
Elan Homes Limited.		

**NOTES:**  
Do not scale from this drawing as liable to distort.



PROPOSED STREET SCENE WITHIN DEVELOPMENT



PROPOSED STREET SCENE WITHIN DEVELOPMENT



PROPOSED STREET SCENE TO KINNERTON LANE

KINNERTON LANE  
HIGHER KINNERTON

B	29.05.2020	ISSUED FOR COMMENT	TA
A	25.02.2020	ISSUED FOR COMMENT	TA
Rev	Date	Amendment	By

**elan**  
HOMES

Oak House, Lloyd Drive, Cheshire Oaks Business Park  
Ellesmere Port, Cheshire, CH65 9HQ  
Tel: 0845 481 8801 Fax: 0845 481 8802 Web: www.elan-homes.co.uk

DEVELOPMENT:  
KINNERTON LANE,  
HIGHER KINNERTON

TITLE:  
STREETSCENES

DATE: 25.02.2020	SCALE: 1:200 @ A1	DRAWN: TA
DRAWING NO: HK2-SS-001	REV: B	

# Statement from local resident

I write regarding the application by Elan Homes for their 2nd phase in Higher Kinnerton. As you have many to read I will try to make it brief.

1. \*Parking. For many reasons but especially safety, ease of access for emergency services, deliveries etc. I do think drives should be made large enough to accommodate at least 2 cars. Without this cars will always be parked on the road and often on the pavements. The current Elan Home Estate has short drives to many of the homes so larger vehicles hang over onto the pavement. The single garages are only large enough to act as a bike shed. Your car may fit but forget trying to open the door to get out. (I made a private application to Conwy County Council not so long ago and the Highways department insisted there had to be a minimum of 3 large parking places allocated on the drive for a 4 bedroom house. They would not approve my application until I had included this). As we all know most homes have at least 2 cars per household for a 2 bedroom house and 4 or 5 if adult children living at home. I have absolute proof of this in Cannon Way.

2. Flooding. This is an incredibly wet area and prone to flooding often. Already the path/pavement area outside what was previously the Elan showhome was so wet recently that I could not walk through it as I did not have my wellingtons on. I am surprised the new drainage system Elan Homes should have laid had not prevented this from happening. To be fair to them though, it really does flood here constantly. In Park Avenue the water is so strong it lifts the tarmac and has done for some time. It had been attended to quite recently but the same still happens.

3. Totally personal:- I wish builders would include 3/4 bedroom bungalows in their developments. Not just for people on low incomes. We have a 4 bedroom family house because there were no bungalows available in this area at the time. A secondary reason bungalows are a good idea is that they do break up the monotony on a modern housing development. As do curving roads.

\*I have found that rules for building companies are less restrictive than for private housing applications but parking really is a major problem everywhere these days. The Welsh Assembly Government still live in the past when less cars were about so tend to think limited off-road parking is quite acceptable. They also use the public transport services as an excuse for builders not to provide much parking. They obviously all live in the centre of a city.

# Statement from local ward member

In the context of FCC's planning framework, the planning statement accompanying the Planning Application includes several references to the Unitary Development Plan (UDP) having expired and to FCC having no development plan, which is misleading. Although the UDP became time expired at the end of 2015, until the adoption of the Deposit Local Development Plan (LDP) it remains the adopted development plan and an important material consideration in determining any planning decisions until superseded by the emerging LDP. Furthermore, the Planning Statement refers to FCC not having an LDP which is also misleading insofar as a revised Delivery Agreement has been agreed by the Welsh Government and the LDP is well-progressed. Planning permission for the first development of Kinnerton Meadows was only granted on appeal on the basis that, in accordance with Technical Advice Note 1 ("TAN 1") the Planning Inspector attached considerable weight to the lack of a five-year housing land supply as a material consideration in determining the Planning Application for housing. TAN 1 has now been revoked in its entirety. Given that TAN 1 and its method of monitoring supply against a 5-year requirement has been revoked, FCC is entitled to give weight to the principle of using the Deposit LDP trajectory to demonstrate its ability to deliver housing and meet housing requirements. The applicant's assertion that FCC have zero housing land supply and cannot show a housing land supply is misleading and inaccurate. With the revocation of TAN 1 it is not the case that there is any measurable shortfall in housing supply that would warrant a further speculative development in Higher Kinnerton.

I do not consider the proposed speculative development to be sustainable as the village has already absorbed exceptional development on the adjacent large speculative site and the development proposals would not deliver any positive economic social or environmental outcomes. Furthermore, the LDP makes adequate provision in the local area for housing via Warren Hall which is a strategic site identified for development in the emerging LDP and which would provide more balanced and sustainable development as compared to the development proposed in the Planning Application. Following publication of Flintshire's Deposit LDP the proposed site is no longer considered a candidate site and is not selected for future development. There is no economic benefit for the village from this site only one for the developer and their subcontractors.