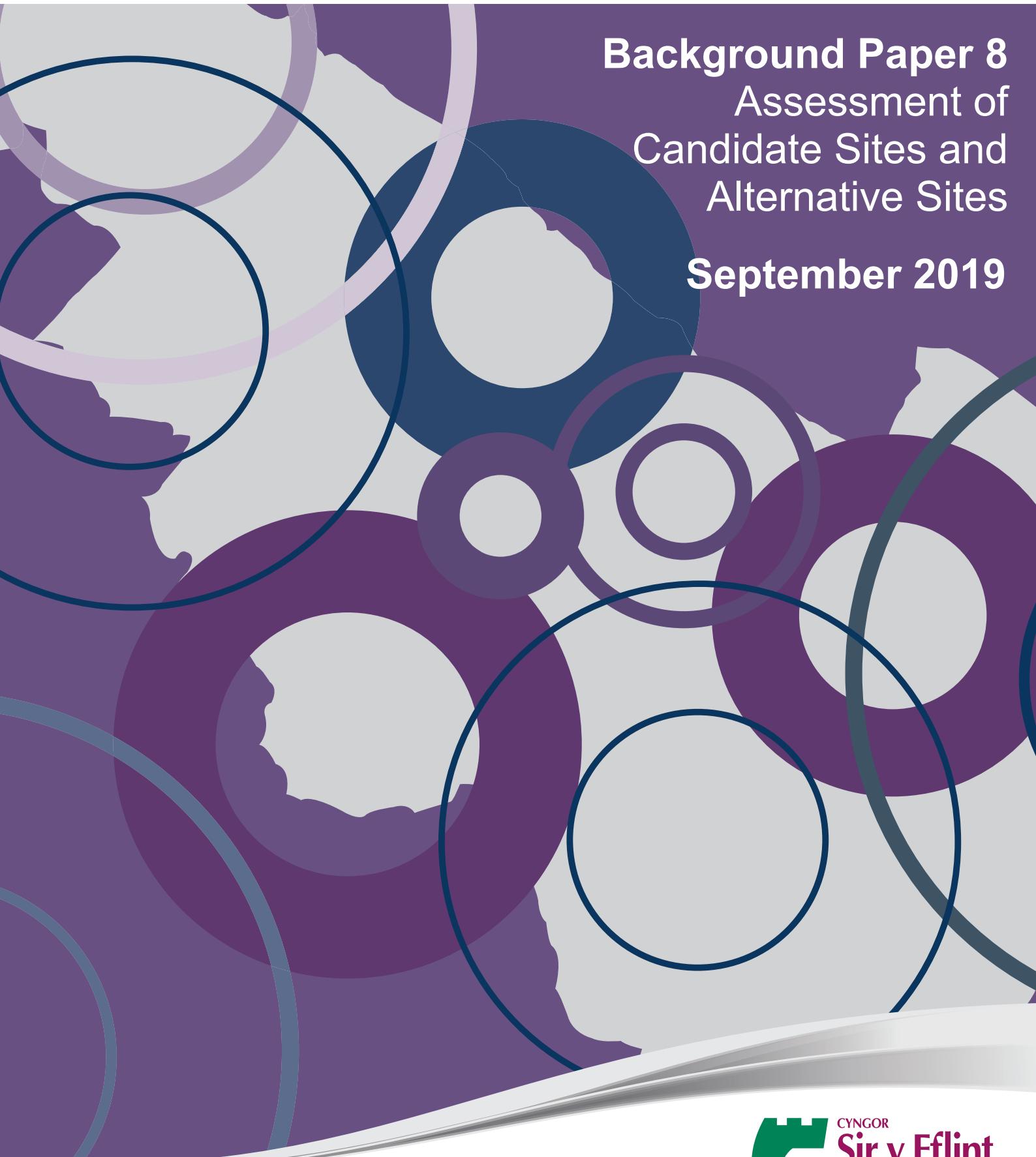


Flintshire Deposit Local Development Plan 2015 - 2030



Background Paper 8
Assessment of
Candidate Sites and
Alternative Sites

September 2019

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Appendix 1 – Candidate and Alternative Site Assessments

Introduction

The Council is in the process of preparing the Local Development Plan (LDP) which will guide development in the County between 2015 and 2030. The LDP will identify certain locations where new development, such as housing and employment will be permitted, whilst also seeking to protect other areas from development. Once adopted, the LDP will form the basis for making decisions on individual planning applications in the County.

This background paper is one of a range of papers prepared to support the Deposit LDP and explains the Council's rationale and methodology for assessing candidate sites and alternative sites as well as presenting the results. Each background paper can be read as a stand-alone paper or in conjunction with the Deposit Plan and the earlier topic papers and other background papers that have been prepared.

Background

a) Candidate sites

As part of preparing the LDP the Council invited landowners, developers, organisations and members of the public (as part of the Call for Candidate Sites) to put forward sites to be considered for inclusion in the Plan. A three month period for the submission of sites ran from 28th February 2014 to 30th May 2014.

To assist in gathering this key evidence the Council produced a [Guidance Note](#) to explain the process of submitting a Candidate Site together with a [Submission Form](#) to be completed for each site. A total of 734 submissions were received for a range of uses including residential, employment and recreational uses as well as for protection from development. However the majority (578 or 79%) of sites were seeking housing and/or mixed use development. A [Register](#) of candidate sites has been available for inspection, on the Council's website, since shortly after the close of the submission period.

From the outset it was made clear that the submission of a site and its inclusion on the register does not represent a commitment on the part of the Council to include the site in the Deposit UDP. Furthermore sites would need to be subject to a clear and transparent assessment as set out in the [Candidate Site Assessment Methodology Background Paper](#) which was published in May 2015 having been the subject itself of a public consultation exercise.

As part of publishing and consulting on the Preferred Strategy for the LDP in November 2017, a [Background Paper](#) and subsequent [addendum](#) was published which contained an assessment of each candidate site. This took the form of a colour coded traffic light assessment as to how each candidate site performed against the Preferred Strategy.

This was not based on a full or detailed assessment but rather, was a point in time broad brush statement as to whether each confirmed with the Preferred Strategy. As part of the wider consultation on the Preferred Strategy comments were submitted by objectors and supporters and these were considered by the Council.

b) Alternative Sites

The Background Paper referred to above which accompanied the Preferred Strategy also contained an invitation for alternative sites to be submitted. A submission form was made available to assist in the submission of alternative sites during the six week consultation period. The purpose of this was to establish whether there were any new sites which provided alternatives to the previously submitted candidate sites, in terms of establishing their suitability in meeting the Plans residual need for housing allocations. A Register of the 97 submitted alternative sites was published shortly after the close of the consultation period. In consulting on the Deposit Plan it will be possible for representations to be made on the alternative sites.

Approach to Assessing Sites

The Council has used a four stage process as a methodology for the assessment of candidate sites which can be summarised as follows:

- Initial filtering of sites by size and proposed land use;
- Detailed appraisal of filtered sites;
- Assessment against the plans Preferred Strategy in terms of the level and distribution of growth; and
- Consideration of sites against other studies such as the Local Housing Market Assessment study and the Sustainability Appraisal.

It should be noted that these stages are not mutually independent of each other but rather the assessment process is an on-going iterative process as the preparation of the plan progresses.

The candidate sites have been filtered to remove small sites on the basis that they are less than 0.3ha in area and capable of accommodating 9 or less residential units. The decision to not allocate such small sites ensures consistency with the definition of 'small' and large sites in the Joint Housing Land Availability Study process. Depending on the location of small sites they can be dealt with in two ways:

- Those small sites within settlements can be considered as 'windfall' sites through the development management (planning application process) having regards to the plan's policy framework;
- Those small sites adjacent to or in close proximity to existing UDP settlement boundaries have been considered in terms of a settlement boundary change.

Although these small sites will not be carried forward as potential allocations they are included in the schedule of candidate sites attached to this report with a commentary for each site.

The large sites (sites of 0.3ha and above and capable of accommodating 10 or more residential units) have been the subject of a detailed planning assessment as contained in Appendix C of the approved Candidate Site Assessment Methodology. A summary commentary on each of these sites is contained in the schedule of candidate sites attached to this report.

In assessing whether a site is compatible with the Preferred Strategy the following guiding principles have been taken into account:

- What tier in the settlement hierarchy does the settlement / site appear in and does this allow for provision for growth (i.e. Policy STR2)?
- Is the site located within or adjoining an existing settlement boundary?
- Is the site a potential extension to an existing settlement or would development be divorced from the settlement?
- Is the site affected by key constraints?
- Does the site now have planning permission or been built?

Following the assessment of sites against the Preferred Strategy, and the detailed site assessments, a focussed set of sites were the subject of assessment as part of the Sustainability Appraisal (Integrated Impact Assessment). This assessment was focussed on the proposed allocations and a set of reasonable alternatives, in order to establish the relative sustainability of the sites which have allocated in the Plan, when compared with a number of possible or reasonable alternative sites. The rationale for running only a relatively small number of sites through the SA process is based on:

- the sheer number of candidate and alternative sites
- the filtering out of small sites
- the filtering out of sites which did not comply with the preferred Strategy
- the overlap between the candidate site assessment methodology criteria and the SA criteria. In effect the assessment of candidate sites established a measure of each sites sustainability.

The SA assessment of sites will be contained in the SA (IIP) documentation rather than within this background paper.

A large number of candidate sites sought the protection of sites from development through a variety of measures and designations. These have not been assessed on the basis of any pre-determined methodology. Rather, they have assessed on the basis of their individual merits in terms of the designation sought. An assessment commentary on each of these sites is set out in the attached schedule of sites.

When the Candidate Site Assessment Methodology was formulated, it was envisaged that alternative sites would be submitted at Deposit Plan consultation stage. However, updated Development Plan Regulations brought forward the alternative sites stage to the earlier Preferred Strategy consultation stage. As a result of this, no pre-determined approach or methodology was established, although each alternative site has been

assessed in a similar manner to the candidate sites i.e filtering as to small / large site, assessment against Preferred Strategy, detailed assessment.

Presentation of Assessment Results

The attached schedule in Appendix 1 contains all candidate and alternative sites along with the following information:

- Settlement name
- Candidate and alternative site reference number (alternative sites have 'AS' at the end of the reference)
- Site name
- Site area (hectares)
- Proposed use
- Assessment against Preferred Strategy – simplified to 'red', 'amber' or 'green' (see table below)
- Planning assessment commentary
- Recommendation

Colour Coded Assessment Against Preferred Strategy		
Colour	Scenario(s)	Explanation
Green	The site complies with the Council's Preferred Strategy and may have potential to contribute to meeting future growth subject to a satisfactory technical assessment	This is where a site is not considered to be affected by any fundamental constraint and has the potential to meet the Plans growth strategy. The site is still subject to a satisfactory technical assessment, and this might include a Transport Assessment or further viability work.
Amber	The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed	This includes sites where there are known constraints which would need to be overcome such as highways improvements, flood risk or ecological constraint. This would also include policy constraints such as green barrier. It would also include sites where there might be a potential viability or deliverability concern particularly when a site has not come forward.
	The site may have the potential to contribute to the Council's windfall allowance given that it is currently within a settlement boundary	This is relevant to primarily to small sites (but could also apply to large sites) that are already within a settlement boundary. Rather than allocate such small sites, the Plan will make an 'allowance' as part of the overall housing supply, for such sites to come

		forward over the Plan period. Such sites, if they come forward over the Plan period in the form of planning applications, will be assessed against the policies in the LDP.
	The site will be assessed as to a possible settlement boundary change (having regards to the Preferred Strategy)	This is relevant primarily to small sites that are on the edge of a settlement boundary. In preparing the Deposit Draft Plan, a review of settlement boundaries will be undertaken and consideration given to the appropriate of sites being included in a settlement boundary. In doing so, regard will still need to be had to the spatial strategy and agreed settlement hierarchy.
Red	The site does not comply with the Council's Preferred Strategy as it is divorced from the settlement and development of the site would result in urban sprawl in an area of open countryside	Sites within this category would not adjoin a settlement boundary and would therefore be in an open countryside location and divorced from the settlement.
	The site does not comply with the Council's Preferred Strategy due to the position of the settlement in the settlement hierarchy	This includes sites which are submitted in tier 4 Defined Villages and tier 5 Undefined Villages, as the Preferred Strategy does not propose to make allocations in the lower two tiers. These sites could still be considered either as windfall sites or as possible settlement boundary changes in Defined Villages (Undefined Villages do not have settlement boundaries).
Grey	The site now has planning permission or has been developed	This covers cases where, since the Candidate Sites were submitted, a site has either been developed or has been granted planning permission. Such sites would still count to the Plan's housing supply as they would constitute 'commitments'.
Purple	The Employment Land Review has indicated that there is sufficient employment land for the plan period without the need to release further land such as this site.	The findings of the Employment Land Review is that no new additional employment sites are required for the Plan period.

Appendix 1

Candidate and Alternative Site Assessments

Settlement	Site Reference	Name / location of Site	Site Area (ha)	Proposed Use of Site	Conformity with Preferred Strategy	Assessment	Recommendation
Afonwen	AFN001	Maes Mynan Quarry, Afonwen	5.43	Minerals	Amber	This site has been submitted for minerals development and will be assessed separately as part of a Minerals Background Paper. Both this and other sites submitted during the separate Call for Minerals and Waste Sites will be considered.	see Minerals Background Paper
Afonwen	AFN002	The Sawmills, A541, Afonwen	2.85	Mixed Use	Red	The site is located in the rural and undefined settlement of Afonwen which does not have the facilities or services to sustain people's daily needs without a heavy reliance on the private motor car. To allocate the site would result in an unsustainable proposal in terms of the settlement's place in the settlement hierarchy	That the site is not allocated or included in a settlement boundary.
Alltami	ALLT001	Land at Oakfield Cottage, Mold Road, Alltami	2.68	Housing	Amber	Alltami is a sustainable settlement on account of its relationship with and proximity to Buckley, however Alltami is of small size and has a rural character and feel to it. Although the candidate site abuts the settlement boundary it is separated from the existing development by a small copse which sits to the west of Alltami Brook, where it meets the A494. The trees and brook provide a firm and defensible boundary to prevent the intrusion of development into the open countryside. However, the development of this candidate site would result in an illogical form of development, which would not be in keeping with the existing pattern of development and would constitute a very prominent and out of scale block of development when entering the village from the west.	The site is not suitable for consideration as a housing allocation.
Alltami	ALLT002	Bryn Road, Alltami, Near Mold	1.04	Housing	Green	This candidate site abuts the settlement boundary of Buckley on its north western tip, and adjoins the western edge of a ribbon of development in Alltami. However, the site relates poorly to either settlement and its allocation for housing would result in an illogical settlement boundary, which as currently drawn is strong and defensible whilst also allowing for some development growth. Therefore there is no need for either settlement boundary to be redrawn to allow for land for development.	The site is not suitable for consideration as a housing allocation.

Alltami	ALLT003	Frampton Cottage, Alltami Road, Alltami, Near Mold	0.2	Settlement Boundary	Amber	<p>Small Site - The southern boundary comprises trees / hedges and forms a firm and defensible boundary to agricultural land beyond. The site relates more closely in character to the built part of Alltami than to open countryside, being close to built development centred on the junction A494(T) and Attami Road.</p> <p>The site has been granted a Lawful Development Certificate for use as a domestic garden. Given its firm and defensible boundary and relationship to built development it forms a logical part of the settlement boundary of Alltami. Highways Officers have no objection to a simple change in the settlement boundary however due to the close proximity of the trunk road, Welsh Government should be consulted on any development proposal.</p>	That the site is included in the settlement boundary.
Alltami	ALLT004	Land off Alltami Road, Alltami	0.83	Housing	Amber	<p>The candidate site is located on the southern edge of Alltami. It sits back from the road frontage with part of the SAC and SSSI between it and Alltami Road. There is no direct highway access to the site, which constitutes a major obstacle to the site being considered for development. In planning terms the site comprises a gap between the settlements of Buckley and Alltami, which if allocated and later developed would result in the coalescence of the two settlements.</p>	The site is not suitable for consideration as a housing allocation.
Alltami	ALLT005	Lower House Farm, White Farm Road, Alltami	0.59	Housing	Red	<p>The site is detached from the existing pattern of development in Alltami. This separation is further compounded by the woodland belt on the western side of the site which provides a physical barrier between the site and the development along the western side of Alltami Road. This site is also encompassed by the SAC and SSSI wildlife designations which isolates the site from other development. The site does not comply with the Council's Preferred Strategy as it is divorced from the settlement and development of the site would result in urban sprawl in an area of open countryside. Consequently the site will not be the subject of a detailed assessment.</p>	That the site is not considered suitable for allocation or inclusion in settlement boundary.

Alltami	ALLT006	Land adj Tavern Public House, Alltami	0.28	Housing	Amber	<p>Small Site - The bulk of the site sits behind an existing property Woodbank on the north side of A494. This part of the site is bounded by the Tavern pub car park to the west, and by Stonybeach wooded valley to the north but has no firm boundary along its eastern edge. The site has an existing gated vehicular field access off the minor side road. The road is narrow with grassed verges and trees with the canopy creating a rural character and appearance. The bulk of the site forms part of a larger paddock sitting between the ribbon frontage development along the A494 and StoneyBeach Wood. It is considered to relate poorly to the form and pattern of built development.</p> <p>The site is considered to relate more closely to open countryside than it does to the form and pattern of built development. The vehicular access would result in a form of development which is poorly related to the settlement and would in itself harm the rural character and appearance of the side road. Given that the site has no firm eastern boundary it would inevitably place pressure on the remaining open land to the east of the site. It is not considered that the site is appropriate for inclusion within the settlement boundary.</p> <p>Highways consider the site to be potentially suitable, subject to the provision of a footway from the site entrance as far as the pub car park. Potential impact on the trunk road junction, Welsh Government to be consulted.</p>	That the site is not included in the settlement boundary.
Alltami	ALLT007	Land north of Bryn Road, Alltami	8.03	Housing	Green	Alltami is a sustainable settlement on account of its relationship with and proximity to Buckley, although Alltami is of small size and has a rural character and feel to it. The allocation of this candidate site would result in a large site being developed which would be out of character and scale with the existing form and pattern of development in the village. In addition the settlement boundary would have to be drawn illogically and would intrude into the open countryside.	The site is not suitable for consideration as a housing allocation.
Alltami	ALLT008	Land south of Alltami Farm, Alltami	1.5	Housing	Amber	Alltami is a sustainable settlement on account of its relationship with and proximity to Buckley, although Alltami is of small size and has a rural character and feel to it. The allocation of this candidate site would result in a large site being developed which would be out of character and scale with the existing form and pattern of development in the village. In addition the settlement boundary would have to be drawn illogically and would intrude into the open countryside.	The site is not suitable for consideration as a housing allocation.

Alltami	ALLT009-AS	Greenbank to Pinfold House	0	Recreation		<p>Site for Protection - the submission proposes a 1.5km long bridle / cycle way between Greenbank at the end of a minor road off Alltami Rd (to the north west of Alltami) and the junction of an industrial estate road with Pinfold Lane, 150m to the north of the A494(T). The proposal is to upgrade the route to enable it to be used by walkers, cyclists and horses. The section of the proposed route from Greenbank to Alltami Brook is Public Bridleway no. 71 and the section from Alltami Brook comprises public right of way 26 and 1.</p> <p>Highways Strategy advise that the proposed route falls outside of the scope of the present Active Travel project as it is outside of the designated settlements. This can be reviewed in 2020 and reconsidered as part of an Active Travel route linking Alltami and Sychdyn. The proposed route can also be considered as part of a review of Public rights of Way Improvement Plan.</p> <p>The bulk of the route is already a bridleway and the remainder a public footpath and it is presently unclear how the proposal fits in with Active Travel and PROWIP. There is also no clarity offered in the submission as to ownership of the part of the route joining up with Pinfold Lane. In such circumstances it would be inappropriate to safeguard land for such a project as this is both unnecessary and there is at present no certainty as to whether, when or how the proposal could be delivered. The Plan will contain a policy framework against which the proposal can be considered.</p>	That the route is not safeguarded in the Plan
Bagillt	BAG001	Former Canton Depot, Pen y Maes Rd, Bagillt	0.98	Housing	Amber	<p>The site is within the settlement boundary and sits within a mixed use residential and commercial area. In principle housing development would be appropriate on this brownfield site. However, the bulk of the site sits within flood risk zone C2 where PPW and TAN15 directs that highly vulnerable development should not be permitted. Subject to the constraints of the site, this site could come forward for housing as a windfall site.</p>	That the site is not considered appropriate for an allocation but should remain within the settlement boundary.
Bagillt	BAG002	Land adj Pen y Cefn, The Nant, Bagillt	0.79	Tourism	Amber	<p>The site has been put forward for log cabins in use as tourism accommodation . It is not appropriate to allocate such a small site or proposal for a tourism use and is more appropriately dealt with through a planning application. Nevertheless, there are Highways objections due to the narrow width of the roads leading up to the site and these are issues which are unlikely to be resolved.</p>	The site is not suitable for consideration as a tourism allocation.

Bagillt	BAG003	Land at Bryn Hyfryd, Sandy Lane, Bagillt	0.32	Housing	Amber	<p>The access to the site is unsuitable due to its narrow nature and the site is elevated above Sandy Lane to such an extent that highway access would be very restricted, the topography of the site means that it would be very difficult to develop. The site relates poorly to the form and pattern of built development in Bagillt and forms an integral part of the open countryside. Also the site should not be developed as it is agricultural land grade 3a.</p>	<p>The site is not suitable for consideration as a housing allocation or settlement boundary change.</p>
Bagillt	BAG004	Nant y Glyn, Bagillt	0.07	Housing	Amber	<p>Small Site - The site lies at the western end of Nant y Glyn and is bounded by the adopted highway along its eastern edge and by the substation along its northern boundary. The site has no western boundary on the ground and to the south is an overgrown boundary above the stream.</p> <p>The oblong block of development bounded by Nant y Glyn and Pen y Glyn represents a firm edge to the built up area. The site forms part of the eastern slope of the valley which punctures into the settlement, forming a distinct feature. The site is considered to relate more closely to the open countryside and valley feature than it is to the form and pattern of development in the settlement.</p> <p>Land to south of Nant y Glyn road was put forward as an omission site as part of the UDP wherein the Inspector concluded 'Settlement boundaries have been reviewed as part of the UDP process. The location of settlement boundaries has ramifications in terms of the amount, distribution and location of development and the protection of the built and natural environment. Given the natural characteristics and topography of this area and the provision for development elsewhere in Bagillt I do not consider it is appropriate to include it within the settlement boundary'. The inclusion of the site within the settlement boundary would result in built development which would not relate well to the form and character of the settlement and would harm the character of open countryside.</p>	<p>That the site is not included in the settlement boundary.</p>

Bagillt	BAG005	Old Lead Mill, High Street, Bagillt	3.88	Mixed Use	Amber	The site is partially covered by a wildlife site, is a former landfill site and there are flood risk issues. It is in an elevated position in the landscape. The site relates poorly to the built form and pattern of development and although there are properties within the site and it was an area of quarrying, it has now regenerated to form an integral part of the open countryside. Given the sloping nature of the site, built development on it would be prominent and visually harmful. The site and locality is very rural in character, despite being in close proximity to built form. The proliferation of mature trees and hedges and the narrow country lane character of roads, means that the site relates more closely to open countryside than it does to the form and pattern of built development. The site is not considered to be suitable for allocation.	The site is not suitable for consideration as a housing allocation.
Bagillt	BAG006	Land at Gadlys Lane, Bagillt	0.65	Housing	Amber	The site is unsuitable for development due to the topography, narrow shape of the site and highways constraints. It is separated from development to the north at Nant y Glyn by a belt of trees , and with the farm buildings on the site, relates much more closely to open countryside than to the form and pattern of development in this part of the settlement. The site has the appearance of a finger of open countryside extending into the settlement and its development would harm the character of the locality.	The site is not suitable for consideration as a housing allocation.
Bagillt	BAG007	Wern Farm, Bagillt	1.67	Housing	Amber	The site has been allocated in the UDP and has not been the subject of any interest in terms of pre-app enquiries or planning applications and there is no evidence that it has been actively marketed. In the absence of any evidence that the site is genuinely available and deliverable, it would be inappropriate to allocate the site again in the LDP. For this reason the site will is not considered appropriate to be allocated but that it should remain within the settlement boundary whereby there is scope for it to be considered as a possible large windfall.	That it is not appropriate to be allocated in the Plan but that it is retained within the settlement boundary.
Bagillt	BAG008	Land west of Victoria Park, Bagillt	0.92	Housing	Amber	The site is detached from the well defined edges of both settlements of Holywell and Bagillt and sits in an open countryside location. Development would relate poorly to the form and pattern of built development in Bagillt. The site is in close proximity to an landfill site and with the topography is considered to be unsuitable for an allocation .	The site is not suitable for consideration as a housing allocation.

Bagillt	BAG009	Land east of Victoria Park, Bagillt	0.78	Housing social	Amber	The site adjoins a brook and part of the site is within a Zone C2 Floodrisk area. The landfill site close by to the west of the site extends up the hill towards Bagillt Hall Farm which is a very steep slope. The topography of the landfill site raises concerns that there is potential for land stability issues. By contrast to the well defined edge of built development in Bagillt, the proposal would result in a block of development extending into open countryside in a harmful manner.	The site is not suitable for consideration as a housing allocation.
Bagillt	BAG010	Old London Road, Bagillt	1.03	Housing	Amber	The site relates poorly to the form and pattern of built development in Bagillt and forms an integral part of the open countryside. Part of the site is BMV agricultural land grade 2 and there are significant highways objections to development of the site. Built development would harm the character and appearance of the area and is not suitable to be allocated.	The site is not suitable for consideration as a housing allocation.
Bagillt	BAG011	Land west of Riverbank, Bagillt	1.14	Housing	Amber	The site relates poorly to the form and pattern of built development in Bagillt and forms an integral part of the open countryside. There are highways objections given the lack of a vehicular access, unacceptable flood risk and the site adjoins a landfill site which steeply slopes above the site which could be a land stability issue. The site is not considered suitable to be allocated.	The site is not suitable for consideration as a housing allocation.
Bagillt	BAG012	Land adj Maes Teg Farm, Pen y Maes Road, Bagillt	0.36	Housing	Amber	The slope which elevates the field slightly means that the site relates better to the surrounding open countryside which is designated as a green barrier between Greenfield/ Bagillt and Holywell. Built development in this location would undermine the function and openness of the green barrier, by contributing to the coalescence of two settlements. Development could also harm the setting of the adjacent listed building. The site is not considered suitable for inclusion within the settlement boundary, deletion from green barrier or allocation.	The site is not suitable for consideration as a housing allocation or a settlement boundary change.
Bagillt	BAG013	Ysgol Glan Aber, Bagillt	0.8	Settlement Boundary	Amber	The submission is not actively seeking the development of the site as it is in active use as a playing field in connection with the school. The submission is seeking only the inclusion of the playing fields within the settlement boundary. The site is almost surrounded by trees and on three sides by built development. When viewed from the main road the A5026, the school buildings front onto the road obscuring any view of the playing fields to the rear of the site. When viewed from Bron Haul to the west and the play area off Bron Haul the site is obscured by trees. The site is well screened and the line of trees can form a definite feature on the ground to form the settlement boundary.	Include within the settlement boundary.

Bagillt	BAG014	Former Canton Depot, Pen y Maes Rd, Bagillt	1.11	Housing	Amber	see BAG001	That the site is not considered appropriate for an allocation but should remain within the settlement boundary.
Bagillt	BAG015	Wern Farm, Bagillt	1.45	Housing	Amber	Since the site has been allocated for housing in the UDP for the past 15 years and no development has taken place, it is difficult to predict with any certainty that the site will come forward for development at all. Deliverability of the site is a factor to consider when allocating sites, after such a long time it would seem unlikely that the site will be developed. In order for a site to be acceptable as an allocation there needs to be certainty that a site will come forward for development within the plan period. For this reason the site will be removed as an allocation but retained within the settlement boundary where the site can still be developed but which will then count as a windfall site rather than an allocation.	Removed as a housing allocation but retained within the settlement boundary.
Bagillt	BAG016-AS	Bedol Farm, Bagillt	1	Housing	Amber	The site sits on the south side of the A548 between two blocks of development at Bedol and Manor Farm. The green barrier review has proposed the deletion of this part of the green barrier in order to allow for a longer term development option on a scale that is difficult to achieve in the settlement due its character, form and constraints. Considerable background work needs to be undertaken in order to establish the development potential of the site, but given that there are sufficient allocations from the candidate sites, and development opportunities within the Bagillt settlement boundary, it is proposed that the site is looked at as part of the LDP review. The site is not presently considered suitable to be allocated.	Amber

Bretton	BRET001	Adj. The Old Stackyard, Bretton	0.17	Housing		<p>Small Site - The site adjoins the eastern edge of Bretton Court Mews which comprises a residential conversion scheme. This block of development is separated from the settlement boundary at the junction of Bretton Road and Higher Kinnerton Road by a small piece of grazing land. The site itself comprises two parcels of land. The first is immediately adjacent to the garage blocks and comprises a loose surfaced driveway and a grassed area, with the benefit of a lawful development certificate. The second area comprises a fenced field which has been used for the storage of logs. In its totality the site relates more closely in character and appearance to the wider agricultural landscape in which it sits, than it does to the built pattern and form of development in the settlement. The eastern half of the site now benefits from planning consent for a single dwelling (056542 – 20/04/17).</p> <p>The inclusion of the site within the settlement boundary would necessitate the inclusion of intervening open countryside which was previously rejected by the UDP Inspector. It is considered that extending the settlement boundary would extend a ribbon of development into open countryside thereby harming the character and appearance of the locality.</p> <p>However, the adjoining land to the south and west of the site has also been submitted as a 'large' candidate site. If it is considered that this larger site is suitable to be allocated then this site can be reconsidered in that context.</p>	That the site is not included in the settlement boundary
Bretton	BRET002	Digby Farm, Bretton Lane, Bretton	3.18	Housing	Amber	Bretton is a sustainable settlement on account of its relationship with and proximity to Broughton and its retail park and major employment development. However, Bretton is of small size and has a rural character and feel to it. Being located on the eastern side of the through road, the site has a much looser relationship to the nearby built development. Part of the site is C1 flood risk and highways improvements will also be required. Development of the site would result in a block of built development which would be out of scale and character with the pattern of development in this part of the settlement.	That the site is not suitable for consideration as an allocation.
Bretton	BRET003	Land south of Tri Ffordd, Chester Road, Bretton	8.65	Housing	Red	Development of the site would result in an outlier of residential development which would relate poorly to existing settlements. Such development would represent a significant encroachment of development into open countryside which is designated as green barrier. A large proportion of the site lies within a flood risk zone where residential development should be resisted.	That the site is not suitable for consideration as an allocation.

Broughton	BROU001	Land between Retail Park, Bretton Road and A55, Broughton	4.95	Housing	Amber	The site is well defined by existing roads and wraps around existing residential development. It lies adjacent to the Shopping park and in close proximity to key employers and is a highly sustainable location. Although the site is in close proximity to Bretton, the configuration of the site and its relationship with Bretton would ensure that development would not harm the present character and appearance of the settlement. Further commentary on the green barrier will be set out in the Green Barrier Review. The site is considered to have potential for consideration as an allocation although there is uncertainty at present relating to the implications of an ongoing cross border study to identify improved vehicular access from the A55(T) to the Broughton area and the western part of Chester. Until the findings of the study are known it would be premature to allocate the site.	That the site is considered suitable at present for consideration as an allocation.
Broughton	BROU002	Smithy Farm, Broughton Hall Road, Broughton	0.17	Housing	Grey	Small Site - The submission shows two dwellings on the site in place of the existing dwelling. The site is therefore too small to be considered for allocation in the Plan. Development proposals can be considered against the existing policy framework in the UDP or new policy framework in LDP. Planning consent (055040) was granted 07/10/16 for 4 dwellings.	That the site remains as white land within settlement boundary
Broughton	BROU003	Tanfield House, Old Warren, Broughton	0.42	Housing	Red	Small Site - The site is too small to be allocated for housing as it falls below the threshold of 10 dwellings. The site is divorced from the well defined settlement boundary of Broughton which follows the line of residential development on the south side of the A5104. It would be inappropriate to include the site within the settlement boundary.	That the site is not considered suitable for allocation or inclusion in the settlement boundary.
Broughton	BROU004	Disused Aircraft Dispersal Area to the north of west factory	11.07	Employment	Green	Policy STR2 identifies how employment development is directed to allocations and Principal Employment Areas. A supporting table to the policy sets out the PEA's which will be included and defined in the Deposit Draft Plan and no. 15 will include this site (the site is included with 'development zone' boundary in UDP which will be re-presented in the Deposit Plan as a PEA).	That the site remains within the boundary of the Principal Employment Area.
Broughton	BROU005	Land north of Chester Road and west of newly constructed gate 3 access road, Broughton	4.48	Employment	Green	Given the self contained nature of the the site and its relationship with existing employment development it is considered appropriate that the site be included within Principal Employment Area 15 as referenced in policy STR2. Furthermore, planning permission has been granted for an Advance Manufacturing Research Centre.	That the site be included within Principal Employment Area 15 in the Deposit Plan.

Broughton	BROU006	Land east side of junction of Manor Lane and Chester Road, Hawarden Industrial Park, Broughton	29.47	Employment	Green	The bulk of the site has outline planning consent with reserved matters to be submitted by 28/05/17 and the whole of the site is allocated for employment development by virtue of policy EM1 in the UDP. The site is also within the boundary of the 'development zone' designation in the UDP. The site is well defined by existing built development and by the B5125 and Manor Lane and relates well to existing employment development. The site should be retained as an employment allocation and retained within the boundary of principal employment area 15 (a replacement for development zone designation)	That the site be retained as an employment allocation and that the existing development zone boundary be replaced with Principal Employment Area boundary (no. 15).
Broughton	BROU007	Compound Site, west of Broughton Shopping Park	0.98	Mixed Use	Grey	The northern part of the site has been developed for a foodstore and the southern half has planning permission for housing. The housing permission will constitute a commitment in the Plans housing land supply. In view of this there is no longer a need for the site to be allocated for housing.	That the site be shown as white land within the settlement boundary of Broughton.
Broughton	BROU008	Land between Chester Road and slip road, north of Broughton Shopping Park	3.36	Commercial	Green	The Retail Study identifies only a small need for comparison floorspace over the Plan period and a negative need for convenience floorspace. The Plan takes a flexible approach whereby comparison retail development proposals can come forward on a windfall basis rather than the Plan seeking to identify one retail allocation in one settlement. The site has previously had planning permission for a mixed use retail led development. It sits between the retail park and Airbus and is proposed to be included within the Broughton settlement boundary, along with the rest of the retail park. Proposals for the site can be considered on their merits against the Plans policy framework.	That the site is not allocated for any particular land use but is included with the Broughton settlement boundary.
Broughton	BROU009	Land to east of Parc Jasmin and Bluestone Meadow, Broughton	2.12	Housing	Grey	The site has planning permission, allowed on appeal, for residential development and is now under construction. The site will be treated as a commitment in the Plans housing land supply and included within the settlement boundary.	That the site is included in the Broughton settlement boundary.
Broughton	BROU010	Land to the south of Old Warren, Broughton	2.52	Housing	Red	The site does not comply with the Preferred Strategy as it is divorced from the Broughton settlement boundary. The site forms part of open countryside to the west of Broughton and to the north of the A55. Despite having a dwelling and some commercial buildings, the site is divorced from ribbon development further to the west of the site. The site relates more closely to open countryside than it does to the nearby settlement. Development would result in a small block of development which would appear as an outlier of development in open countryside, poorly related to the form and pattern of existing development.	That the site is not considered suitable as an allocation

Broughton	BROU011	Warren Hall, Broughton	76.32	Mixed Use	Green	<p>The bulk of the site has outline planning permission for a business park and significant investment has already taken place to improve the junction of A5104 and A55. The site is well located on the edge of the A55 within walking distance of Broughton and also close to Higher Kinnerton and Penyffordd / Penymynydd. The planning permission has proven difficult to implement due to the effects of the economic downturn and costs of servicing the site. However the site remains a strategically important employment site within the Chester / Wrexham / Deeside Growth Triangle.</p> <p>The southern part of the site is considered to be less well related to the bulk of the site, being separated by Warren Dingle, but this also means it provides an opportunity for housing development on a physically well defined site which is adjacent to a major employment site. The principles of securing mixed use developments where employment and residential exist in close proximity is well supported in PPW. As the inclusion of this part of the site would bring development closer to Higher Kinnerton, it is proposed that the green barrier which runs along the southern edge of Broughton is extended westwards to protect the gap between the Strategic Site and the Higher Kinnerton settlement boundary.</p> <p>The north western part of the site relates better to the existing planning permission and is well defined by the A5104 and Kinnerton Lane. Development would wrap around existing development at Warren Hall.</p> <p>In order to address viability and deliverability issues associated with the previous allocation / permission, it is considered that the site should extend north westwards and southwards and should be broadened in terms of the mix of possible uses to include housing, a hotel and some convenience retail. The site sits adjacent to the A55(T), close to Broughton and other settlements and forms a key part of the Growth Vision in terms of delivering economic growth through the development of key strategic sites. The site is suitable to be allocated as a strategic mixed use site.</p>	That the site be allocated as a strategic mixed development site.
Broughton	BROU012	Land North of Broughton Retail Park, Broughton	1.8	Non Retail Commercial	Green	see BROU008	see BROU008
Broughton	BROU013	Compound Site, Broughton	1.8	Housing	Grey	see BROU007	see BROU007

Broughton	BROU014-AS	South of the Old Warren (1)	0.9	Housing	Amber	<p>The A5104 represents a strong physical edge to the settlement of Broughton. There is a distinct contrast between the estate type development on the south side of the A5104 and the ribbon development strong out along the Old Warren. In contrast to the frontage ribbon residential development, the proposal would result in a block of development which would harm the rural character of the locality and be poorly related to the settlement.</p> <p>Access / flight path</p> <p>Small Site - The proposal also includes a small site adjoining the chapel at the junction of Old Warren and the A5104. This is too small to warrant allocation in the Plan and needs to be considered as a small site. The settlement boundary is presently well defined by the A5104 which represents a logical and defensible boundary to the estate type development. It would be inappropriate for the settlement boundary to extend onto the northern side of the A5104. Any development proposals relating to the site are more appropriately dealt with against the Plans suite of policies.</p>	That the large site is not considered appropriate as a housing allocation / that the small site is not considered appropriate for inclusion in the settlement boundary.
Broughton	BROU015-AS	South of the Old Warren (3)	3.6	Housing	Amber	<p>The A5104 represents a strong physical edge to the settlement of Broughton. There is a distinct contrast between the estate type development on the south side of the A5104 and the ribbon development strong out along the Old Warren. In contrast to the frontage ribbon residential development, the proposal would result in a block of development which would harm the rural character of the locality and be poorly related to the settlement.</p> <p>Access / flight path</p> <p>Small Site - The proposal also includes a small site adjoining the chapel at the junction of Old Warren and the A5104. This is too small to warrant allocation in the Plan and needs to be considered as a small site. The settlement boundary is presently well defined by the A5104 which represents a logical and defensible boundary to the estate type development. It would be inappropriate for the settlement boundary to extend onto the northern side of the A5104. Any development proposals relating to the site are more appropriately dealt with against the Plans suite of policies.</p>	That the large site is not considered appropriate as a housing allocation / that the small site is not considered appropriate for inclusion in the settlement boundary.

Broughton	BROU016-AS	South of the Old Warren (4)	6	Housing	Amber	<p>The A5104 represents a strong physical edge to the settlement of Broughton. There is a distinct contrast between the estate type development on the south side of the A5104 and the ribbon development strong out along the Old Warren. In contrast to the frontage ribbon residential development, the proposal would result in a block of development which would harm the rural character of the locality and be poorly related to the settlement.</p> <p>Access / flight path</p> <p>Small Site - The proposal also includes a small site adjoining the chapel at the junction of Old Warren and the A5104. This is too small to warrant allocation in the Plan and needs to be considered as a small site. The settlement boundary is presently well defined by the A5104 which represents a logical and defensible boundary to the estate type development. It would be inappropriate for the settlement boundary to extend onto the northern side of the A5104. Any development proposals relating to the site are more appropriately dealt with against the Plans suite of policies.</p>	That the large site is not considered appropriate as a housing allocation / that the small site is not considered appropriate for inclusion in the settlement boundary.
Broughton	BROU017-AS	South of the Old Warren (5)	8	Housing	Amber	<p>The A5104 represents a strong physical edge to the settlement of Broughton. There is a distinct contrast between the estate type development on the south side of the A5104 and the ribbon development strong out along the Old Warren. In contrast to the frontage ribbon residential development, the proposal would result in a block of development which would harm the rural character of the locality and be poorly related to the settlement.</p> <p>Access / flight path</p> <p>Small Site - The proposal also includes a small site adjoining the chapel at the junction of Old Warren and the A5104. This is too small to warrant allocation in the Plan and needs to be considered as a small site. The settlement boundary is presently well defined by the A5104 which represents a logical and defensible boundary to the estate type development. It would be inappropriate for the settlement boundary to extend onto the northern side of the A5104. Any development proposals relating to the site are more appropriately dealt with against the Plans suite of policies.</p>	That the large site is not considered appropriate as a housing allocation / that the small site is not considered appropriate for inclusion in the settlement boundary.
Broughton	BROU018-AS	South of the Old Warren (6)	11.2	Housing	Red	See BROU017-AS and BROU019-AS	See BROU017-AS and BROU019-AS

Broughton	BROU019-AS	South of the Old Warren (7)	3.2	Housing	Red	<p>The existing built development, in the form of a house, is presently well screened by vegetation and trees. Indeed, only a small part of the site is not presently wooded and the development of the site would necessitate its removal. Development would alter the character and appearance of the site alongside a prominent trunk road interchange.</p> <p>Provision has been made for housing as part of the Warren Hall Strategic Site, which already has planning permission for a business park, as part of a mixed use development.</p>	That the site is not considered suitable as a housing allocation
Broughton	BROU020-AS	Land West of Manor Lane	7.2	Mixed Use	Red	<p>The site does not adjoin a defined settlement and sits alongside a block of historical housing. Although the site sits adjacent to an industrial estate it does not have any of the normal services and facilities that would be expected in a settlement. Residents would have to travel to nearby settlements of Broughton, Hawarden or Sandycroft to access everyday facilities and services. The site is not in a sustainable location for further housing development.</p>	That the site is not suitable for a housing allocation.
Brynfod	BRYN001	Land rear of Delfryn, B5121, Brynfod	0.52	Affordable Housing	Amber	<p>Brynfod is a sustainable settlement on account of its proximity to Holywell where there is a range of services and facilities. However, Brynfod is of small size and has a rural character and feel to it being located within the elevated Halkyn and Holywell Common.</p> <p>Development of the site would be at odds with the linear character of development along Brynfod Road. Highways has objected on the grounds that the site has a small road frontage with the B5121 however it is not suitable for development because of inadequate visibility and significant difference in levels.</p>	That the site is not considered suitable for allocation.
Brynfod	BRYN002	Land north of Hiraethog, Brynfod	0.64	Housing	Amber	<p>Brynfod is a sustainable settlement on account of its proximity to Holywell where there is a range of services and facilities. However, Brynfod is of small size and has a rural character and feel to it being located within the elevated Halkyn and Holywell Common. Despite the dwelling and outbuildings in the south west corner, the site is better related to the area of open countryside to the north and east.</p> <p>Development of the site would be at odds with the linear character of development along Brynfod Road. Highways has objected on the grounds that both means of access to the site are unadopted.</p>	That the site is not considered suitable for allocation.

Brynfod	BRYN003	Land east of The Gables, B5121, Brynfod	0.26	Housing	Amber	<p>The site lies at the north eastern edge of Brynfod at the end of a ribbon of development on the eastern side of the B5131. The inclusion of the site within the settlement boundary would result in the creation of further ribbon development extending outwards from the village centre, contrary to established national guidance. It would therefore be inappropriate to extend the settlement boundary to include this site. A larger omission site (incorporating this site) was considered by the UDP Inspector '... Even if development were to be confined to the B5121 frontage it would extend the ribbon of development and so be contrary to advice in PPW (9.3 MIPPS 01/2006). It follows I do not consider the site to be suitable for development within the plan period'.</p> <p>When approaching Brynfod from the north east along the B5121 the present edge of built development (The Gables) is softened partly by the hedgerow set behind the roadside verge and also by the topography. By contrast development on the site would extend built development onto land which is flat and would be more visually prominent. The site is considered to relate much more closely with open countryside than to the built development.</p>	That the site is not included in the settlement boundary for Brynfod
Brynfod	BRYN005	Land to north and south of The Rectory, B5121, Brynfod,	1.74	Housing	Green	<p>Brynfod is a sustainable settlement on account of its proximity to Holywell where there is a range of services and facilities. However, Brynfod is of small size and has a rural character and feel to it being located within the elevated Halkyn and Holywell Common. Apart from a small housing estate north of the school the settlement is linear in form. The rural nature and linear form is characterised by development on only one side of the roads which radiate out from the B5121 cross roads. The only development on this western side of the B5121 is the Rectory and so the site is an integral part of the open countryside which adjoins it to the west and south. Additionally its nature and open appearance makes a significant contribution to the rural character of the village and the setting of St Michael's Church, a grade II listed building opposite the site.</p>	That the site is not considered suitable for allocation.

Brynfod	BRYN006	Former Ysgol Talfryn, Brynfod	2.01	Housing	Green	Brynfod is a sustainable settlement on account of its proximity to Holywell where there is a range of services and facilities. However, Brynfod is of small size and has a rural character and feel to it being located within the elevated Halkyn and Holywell Common. The site is on the edge of the built up area and poorly related to existing houses being separated from them by the operational junior school. This site forms part of and relates better to the adjoining open countryside than it does to the form and pattern of built development in the village.	That the site is not considered suitable for allocation.
Buckley	BUC001	Land rear of Crestonia, Liverpool Road, Buckley	0.5	Housing	Red	The site is divorced from the settlement boundary for Buckley and would consolidate / perpetuate the existing ribbon development along Liverpool Road, it is therefore not well related to the settlement form. Although technically a large site, this site is considered to be inappropriate to allocate for housing given its open countryside location. The site is also unsuitable in highways terms due to the limited width of Smithy Lane, lack of footways and restricted visibility.	The site is not appropriate for a housing allocation.

Buckley	BUC002	Land on south side of Mount Pleasant Road, Buckley	0.2	Housing	Amber	<p>Small Site - The site sits within a larger area of green space between Buckley and Drury. The site is bounded to Mount Pleasant Road by a low concrete block wall with metal security fencing above, to the south east by a hedgerow and to the south west by a steeply sloping bank. The settlement boundary for Buckley includes residential and industrial development on the western and northern side of Mount Pleasant Road whereas the settlement boundary for Drury includes the development along Burntwood Road and Drury Road. The area in between forms a large area of green space, wrapping around Drury Lane Industrial Estate, and is an important local feature for its landscape, recreational, amenity, and wildlife value. The site clearly relates more in character and appearance to the open area than it does to the built form of development in the locality.</p> <p>The site was previously refused permission for 2 dwellings and a subsequent appeal was dismissed in 2006 with the Inspector commenting 'In my judgement the appeal site makes a significant contribution to the open character of the area. The two dwellings would be seen as an isolated development poorly related to the existing settlement pattern. The disused railway embankment forms a significant physical and visual backdrop to the appeal site separating it from the scattering of housing the vicinity of the Methodist Church and beyond. The two houses would be seen as an isolated and incongruous housing development in close proximity to the industrial buildings on the opposite side of Mount Pleasant Rd. I do not consider that they would appear as a natural extension to the existing housing development in the area. They would not harmonise with their surroundings... and would harm the open nature of the area thereby comprising the long term aim of preventing the coalescence of development between Buckley and Drury'.</p> <p>The site secured planning permission on 28/06/11 (047957) for 'temporary car park including change of use from green space'. This permission contained a condition 'Permission is granted for a limited period expiring on the 8th June 2016 and unless an application is made and permission obtained for its continuation, the use shall be discontinued and the land reinstated to the satisfaction of the local planning authority at or before the expiration of the period granted by this permission'.</p>	That the site is not included in the settlement boundary
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Buckley	BUC003	Land at Bryn Faigas Farm, Buckley	32.93	Housing	Red	This site of some 32ha would accommodate about 960 dwellings and would amount to significant growth for Buckley. This site is a large area of open farmland in the open countryside to the south of Buckley . There are obvious constraints in terms of highways objections, wildlife areas, woodland, general biodiversity and archaeological designations in the site area. In addition to all these constraints, development of this land would be an illogical extension to the settlement, being poorly related to the form and pattern of existing built up area of Buckley. Also there would be a large gap of open countryside between the existing settlement and the site.	The site is not appropriate for a housing allocation.
Buckley	BUC004	Bistre Farm, Padeswood Road South, Buckley	29.99	Mixed Use	Amber	This site of approx 30ha would accommodate about 900 dwellings and would amount to significant growth for Buckley. This site is a large area of open countryside the majority of which is designated as green barrier to the south of Buckley . There are obvious constraints in terms of green barrier, extensive highways alterations, a designated wildlife area and woodland and general biodiversity constraints. In addition to all these constraints, development of this land would be an illogical extension to the settlement, being poorly related to the form and pattern of existing built up area of Buckley. It would represent a significant extension of the settlement away from the well defined edge of development of Buckley which would significantly harm the open countryside setting to the settlement.	The site is not appropriate for a housing allocation.
Buckley	BUC005	Stud Farm, Liverpool Road, Buckley	13.02	Not Stated	Amber	This site of approx 13ha would accommodate about 390 dwellings and would amount to a high level of growth for Buckley. This site is a large area of open countryside and there are some constraints in terms of biodiversity and proximity to a landfill site. It sits at the northern end of a ribbon of development extending along Liverpool Rd. In the vicinity of the candidate site there is a contrast between the eastern side of the road which is more rural in appearance than built up and different in character to the residential ribbon of development on the western side of the road. Development of this land would be an illogical extension to the settlement perpetuating and consolidated existing ribbon development which is an undesirable form of settlement pattern. The site is poorly related to the form and pattern of existing built up area of Buckley and would be unsustainable in terms of distance from services and facilities.	The site is not appropriate for a housing allocation or settlement boundary change.

Buckley	BUC006	Land north of A549 Chester Road & Dirty Mile, Buckley	14.56	Housing	Amber	This site of approx 14.5ha would accommodate about 435 dwellings and would amount to significant growth for Drury Burntwood/ Buckley. This site is a large area of open countryside and there are some constraints in terms of highway objections and biodiversity. The site relates poorly to the form and pattern of built development in Drury Burntwood and forms an integral part of the open countryside which is designated as a green barrier between Drury and Buckley to the south and towards Dobshill to the east. Built development would undermine the function and openness of the green barrier, by contributing to the coalescence of two settlements.	The site is not appropriate for a housing allocation.
Buckley	BUC008	Land south of Northover, Little Mountain Lane, Buckley	0.18	Housing	Amber	Small Site - The site is a small rectangular shaped site on the eastern side of Little Mountain Rd bounded by a hedgerow to the west and south and to the north by a post and wire fence. The eastern edge of the site has no physical boundary. The bulk of built development is located on the western side of Little Mountain Road, with only a few sporadic dwellings on the eastern side of the road. To the south of the site is a locked storage compound for the scaffolding company. The only residential development in the vicinity is a ribbon of development extending southwards along Little Mountain Road and terminating with 'Northover' which is adjoining the site. Residential development on the site would not relate well to the existing pattern of built development and would extend built development onto the eastern side of the road. The site is considered to relate more closely to open countryside than it is to built development. Development would harm the open character and appearance of the green barrier by extending built development into the green barrier, and create a precedent for further releases along the edge of Little Mountain Rd.	That the site is not included in the Buckley settlement boundary.
Buckley	BUC009	Land at Rose Lane, Buckley, Flintshire	4.3	Housing	Red	The site does not comply with the Council's Preferred Strategy as it is divorced from the settlement and development of the site would result in urban sprawl in an area of open countryside. Consequently the site has not been the subject of a detailed assessment.	That the site is not considered suitable as an allocation.

Buckley	BUC010	Land adj Hawthorn Cottage, Little Mountain Road, Buckley	0.56	Housing	Amber	Little Mountain Road forms a definite physical feature on the ground which creates a strong edge to the settlement boundary and to the green barrier designation. The site relates better to and forms an integral part of the open countryside and green barrier. The green barrier designation is to retain the open nature of the countryside around Buckley to and to protect the open countryside between Buckley and Penyffordd. The sites orientation is away from the road and into open countryside and built development in this location would undermine the function and openness of the green barrier.	The site is not appropriate for a housing allocation.
Buckley	BUC011	The Old Bakery, Mold Road, Buckley	0.2	Housing	Amber	Small Site - The site has previously benefited from outline planning consent for 5 dwellings. However, given the small size of the site it is not appropriate for it to be allocated for housing development. Given that the site is within a Main Service Centre, housing proposals should be considered in the form of a planning application, judged against the existing policy framework and the policies in the LDP.	That the site remains as white land within the settlement boundary
Buckley	BUC012	Lower Padeswood Road, Buckley	3.26	Housing	Red	The site does not comply with the Council's Preferred Strategy as it is divorced from the settlement and development of the site would result in urban sprawl in an area of open countryside. Consequently the site has not been the subject of a detailed assessment.	That the site is not considered suitable as an allocation.

Buckley	BUC013	Land east of Precinct Way, Buckley Town Centre	1.85	Retail/Commercial	Green	<p>The Buckley Master Plan shows the site as a landscaped car park directly to the rear of the store with housing to the south east and a potential retail use to the south of the store. Since 2014 the site has had permission for car parking in relation to the food store (Permission ref 049304 granted 20.02.14). Permission for 14 houses on the south east part of the site has also been granted (Ref 056524) However the land directly to the south of the store is vacant land and no planning permission has come forward for retail or any other use.</p> <p>The Retail Study identified that there is only small need for comparison goods floorspace and a negative need for convenience goods floorspace over the Plan period. It also highlighted the need to focus on investment in the existing retail centre and precinct, rather than seeking to extend the town centre boundary or allocate additional land. It is therefore considered inappropriate for the site to be allocated for retail development or included in the town centre boundary. Instead it should remain as white land which will enable flexibility for a variety of uses to be considered against the Plans framework of policies.</p>	<p>That the site remains as white land within the settlement boundary with the exception of the eastern half which will be shown as a housing commitment.</p>
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Buckley	BUC014	Land adj 3 Mount Pleasant Road, Buckley	0.41	Housing	Amber	The site lies within an area of open countryside and is located between the Buckley SSSI and the Buckley and Deeside SAC, with these being located 250m to the south and 20m to the north respectively. The site and the surroundings are designated as a Green Space within the FUDP which is an important wildlife corridor linking the components of the SAC. Great Crested Newts (GCN) are the key feature of the SAC and both their breeding ponds and terrestrial habitat are equally important. The proximity of the development site to known GCN sites is such that there would be a need to ensure that there are no long term effects upon the GCN population through agreed avoidance and mitigation measures. This site is also underlain by coal measures. One of the reasons for refusal on application no 047957 (BUC002 which is very close to this site,) relates to the applicant being unable to demonstrate how the site is suitable for development without risk to future occupants from issues such as land instability, gas, drainage or safety arising from the past historical mining activity. Development of the site would also be likely to impinge on mature trees and vegetation alongside Mount Pleasant Rd, which would harm the character and appearance of the locality. it is considered that the site is not suitable for a housing allocation nor for inclusion in the settlement boundary.	The site is not appropriate for a housing allocation.
Buckley	BUC015	Glan Menai, Bannel Lane, Buckley	0.13	Housing	Red	Small Site - The site is detached from the settlement boundary and within the green barrier. To include the site within the settlement boundary would necessitate including an intervening strip of land on the north side of Bannel Lane, which would lead to ribbon development, contrary to PPW. Highways advise the site is unsuitable due to restricted visibility from the existing access with no opportunity for significant improvement. The extension of the settlement boundary further along the north side of Bannel and subsequent development would harm the open character of the green barrier which wraps around the south eastern edge of Buckley.	That the site is considered unsuitable for inclusion in the Buckley settlement boundary.
Buckley	BUC016	Land west of Birkdale Avenue / Aberllanerch Drive, Buckley	6.62	Housing	Amber	As a stand alone site, this site has no access to the highway so cannot be considered as suitable for a housing allocation. The development of the site would result in significant harm to the character and appearance of the open countryside.	The site is not appropriate for a housing allocation.

Buckley	BUC017	Spon Green, Buckley	37.32	Mixed Use	Amber	<p>The area is characterised by sporadic residential and farm development. A patchwork of varied sized fields are bounded by mature hedgerows and there are also some wooded areas. The topography of the area is undulating open countryside which gradually slopes down southwards from the edge of Buckley. The area has an open aspect affording wider views of the surrounding open countryside extending to Hope Mountain and Moel Fammau, and contributes to the sense of openness.</p> <p>There is presently a well defined edge to this part of Buckley formed by development at Spon Green and this creates a defensible settlement boundary and edge to the green barrier designation. The site relates better to and forms an integral part of the open countryside and green barrier. The function of the green barrier designation is to retain the open nature of the countryside around Buckley and to protect the open countryside between Buckley and Penyffordd. Built development of this size and form in this location would significantly undermine the function and openness of the green barrier by splitting the green barrier into two. A planning application for 435 dwellings was refused on 18/07/18 and was not the subject of an appeal.</p>	The site is not appropriate for a housing allocation.
Buckley	BUC018	Land adj Viandra, Bannal Lane, Buckley (inc Spitalfields)	0.7	Housing	Amber	<p>The site relates better to and forms an integral part of the open countryside and green barrier. The green barrier designation is to retain and protect the open nature of the countryside around Buckley. Built development in this location would undermine the function and openness of the green barrier. Development would also consolidate and perpetuate the existing ribbon development along Bannal Lane, and it is therefore not well related to the settlement form.</p>	The site is not appropriate for a housing allocation.

Buckley	BUC019	Land north of Pinfold Workshops, Pinfold Lane, Buckley (site 1)	4.11	Mixed Use	Amber	<p>Directly to the south of the site is Pinfold Industrial Estate, to the West is agricultural land beyond Pinfold Lane and a SAM to the north west. The site is located adjacent to the Buckley SSSI and the Buckey and Deeside SAC. The proximity of the development site to known GCN sites is such that there would be a need to ensure that there are no long term effects upon the GCN population through agreed avoidance and mitigation measures. There are obvious constraints in terms of highways objections, wildlife areas, general biodiversity and archaeological designations in the site area. In addition to all these constraints, development of this land would be an illogical extension to the settlement, being poorly related to the form and pattern of existing built up area of Buckley. Also the site is divorced from residential development and some distance from main services and facilities .</p>	The site is not appropriate for a housing allocation.
Buckley	BUC020	Land south of A494 (to east and west of Pinfold Lane, Buckley) (site 2)	57.6	Mixed Use	Amber	<p>The fact that the development site included known GCN sites (SSSI and SAC) means there would be a need to ensure that there are no long term effects upon the GCN population through agreed avoidance and mitigation measures which would mean large parts of the site could not be developed. There are obvious constraints in terms of highways, wildlife areas, biodiversity and landfill designations in the site area. In addition to all these constraints, development of this land would be an illogical extension to the settlement, being poorly related to the form and pattern of existing built up area of Buckley. Although close to Alltami and Buckley the development does not relate well to those settlements. The development of the site would result in significant harm to the character and appearance of the open countryside.</p> <p>The site proposes some employment land but the Employment land Review identified that there was no need for additional employment allocations. Although its promoted as a mixed use site it lacks the facilities and services that would be expected from a site of this magnitude given that it is divorced from services and facilities in Buckley.</p> <p>Given the scale of the site, and in the context of the scale of the Plan's residual need for new housing allocations and the lack of need for additional employment land, the proposed development is inappropriate, unnecessary and would harm a large swathe of open countryside.</p>	The site is not appropriate for a mixed use allocation.

Buckley	BUC021	Airbus factory, junction of Drury New Road and Chester Road, Buckley	5.69	Housing	Amber	The site is partially within the settlement boundary and as such that part could be developed for housing although the proximity to the wildlife designation would restrict this. The site is still in employment use and it is not considered suitable for a housing allocation. On the basis that the northern part of the site abuts the SSSI / SAC it would be inappropriate for the settlement boundary to be extended to include the site.	The site is not appropriate for a housing allocation nor is the northern part appropriate to be included in the settlement boundary.
Buckley	BUC022	Land between Liverpool Road, Ewloe Place and Catherall's Industrial Estate, Buckley	12.47	Housing	Amber	Although this site is enclosed by built development on three sides and is well related to the settlement pattern of Buckley, it is adjacent to a very important area for wildlife, primarily great crested newts. Part of the site is within the SSI and SAC. Great Crested Newts (GCN) are the key feature of the SAC and both their breeding ponds and terrestrial habitat are equally important. The proximity of the development site to known GCN sites is such that there would be a need to ensure that there are no long term effects upon the GCN population through agreed avoidance and mitigation measures. Highways issues will also restrict the development of the site. There are clearly a number of issues and constraints associated with developing the whole site. These could be addressed by only considering the southern half of the site, i.e. from the central track southwards. A satisfactory vehicular access would need to be achieved, but developing the southern part of the site allows for a buffer to the SAC/SSSI. Also, this southern part of the site is more closely related to existing built development, services and facilities.	That the whole site is not considered appropriate as an allocation but that the southern half may be suitable for consideration.
Buckley	BUC023	Land south of Bryn Awelon, Buckley	2.8	Housing	Amber	The site adjoins the settlement boundary and in terms of the settlement form, the site is built up along the north east side and the Well Street allocation is along the north west side. However there are highways concerns that there should be no further traffic on the road network, over and above the existing Well Street allocation, and that there is a need to avoid any increase in traffic southwards along Well Street.	The site is not appropriate for a housing allocation.

Buckley	BUC025	Spitalfields, Bannel Lane, Buckley	0.27	Housing	Amber	<p>Small Site - The site is bounded by hedgerows whilst to the south west is the detached dwelling Spitalfields. An access driveway dissects the site. The site lies on the southern side of Bannel Lane some 290m from the nearest residential property to the north west and some 56m from the nearest residential property to the south east. Although an existing dwelling Spitalfields lies to the rear (south west of the site), the general character and appearance of the site and its locality is one of open countryside. Whilst a ribbon of residential development extends along the north eastern side of Bannel Lane, the topography of the land to the south west of Bannel Lane is completely different in character, particularly as it falls away gradually from Bannel Lane and affords long distance views.</p> <p>The site was put forward as two omission sites as part of the UDP and the Inspector commented 'The site is triangular shaped and to the west of the lane. Together with other adjacent open land it is included within the green barrier. Bannel Lane provides a firm defensible boundary. To exclude the site would result in an island of developable land which despite the ribbon of development to the east of the lane would relate poorly to the built form and result in an illogical settlement boundary'. The Inspector also commented 'The objection site has an open undeveloped character and as such it is appropriately excluded from the settlement boundary. It forms, albeit a small part, of the strategic barrier which seeks to prevent encroachment into the countryside in an area where objections to the UDP indicate there is pressure for development. If land between the site and the settlement boundary to the north were to be included within the settlement it would, in principle, permit the continuation of unnecessary ribbon development in the countryside'.</p> <p>The inclusion of the site within the settlement boundary would either result in development which would not be well related to the existing pattern of development or it would involve the need to include intervening land and result in ribbon development, extending into open countryside and harming the openness of the green barrier. It is not appropriate for the site to be included in the settlement boundary.</p>	That the site is not included in the settlement boundary.
Buckley	BUC026	Land adj Viandra, Bannel Lane, Buckley	0.42	Housing	Amber	<p>The site relates better to and forms an integral part of the open countryside and green barrier. The green barrier designation is to to retain and protect the open nature of the countryside around Buckley. Built development in this location would undermine the function and openness of the green barrier. Development would also consolation / perpetuate the existing ribbon development along Bannel Lane, and it is therefore not well related to the settlement form.</p>	The site is not appropriate for a housing allocation.

Buckley	BUC027	Land south of The Collins, Little Mountain Road, Buckley	1.37	Housing	Amber	Little Mountain Road forms a definite physical feature on the ground which creates a strong edge to the settlement boundary and to the green barrier designation. Although there are dwellings within the site, it relates better to the open countryside and forms an integral part of the open countryside and green barrier between Buckley and Penyffordd. Further consolidation of built development would undermine the function and openness of the green barrier.	The site is not appropriate for a housing allocation.
Buckley	BUC028	Land at Little Mountain Road / Bannal Lane, Buckley	5.54	Housing	Amber	Little Mountain Road forms a definite physical structure on the ground which creates a strong edge to the settlement boundary and to the green barrier designation. The site relates better to and forms an integral part of the open countryside and green barrier. The green barrier designation is to protect the open nature of the countryside around Buckley to and to protect the land between Buckley and Penyffordd. Built development in this location would undermine the function and openness of the green barrier.	The site is not appropriate for a housing allocation.
Buckley	BUC029	Land to north west of Spon Green Farm, Megs Lane, Buckley	3.62	Housing	Amber	The area is characterised a patchwork of varied sized fields bounded by mature hedgerows. The topography of the site is gentle sloping south towards Spon Green Farm. The site has an open aspect affording wider views of the surrounding countryside to Hope Mountain and Moel Fammau, contributing to an overall sense of openness. Megs Lane forms a definite physical feature on the ground which creates a strong edge to the settlement boundary and to the green barrier designation. The site relates better to and forms an integral part of the open countryside and green barrier. The function of the green barrier designation is to retain the open nature of the countryside around Buckley to and to protect the open countryside between Buckley and Penyffordd. Built development in this location would undermine the function and openness of the green barrier.	The site is not appropriate for a housing allocation.

Buckley	BUC030	Land between Bannal Lane and Chester Road, Buckley	5.07	Housing	Amber	<p>The site comprises fields rising gently upwards from Bannal Lane to the south and Chester Rd to the north. Although outside the settlement bounday for Buckley in the UDP it is virtually surrounded by the settlement boundary making this an infill site which is well related to the existing settlement pattern. The site is physically close to the SSSI and SAC designations but there is a main road between them, and a nature conservation area alongside the eastern edge of the site.</p> <p>Development of the extreme southern part of the site between Haulfryn and Glan Morfa would be prominent and have the appearance of extending ribbon development along the northern side of Bannal Lane. With the exception of this part, the site is not considered to contribute to the wider green barrier, as set out in the Green Barrier Review. Whilst the site is considered suitable for a possible housing allocation, discussions with the owners and agents of the two parts of the site has resulted in a lack of certainty over the availability and deliverability of the site and for this reason it is not presently considered suitable to be allocated.</p>	That the site is not presently considered to be suitable for allocation but that the site, with the exception of the extreme southern portion, is deleted from the green barrier.
Buckley	BUC031	Well Street, Buckley	5.28	Housing	Green	<p>The site is well related to the settlement form of Buckley as it is enclosed by development on two sides and by Well Street. The site has been considered as part of the Council's SHARP programme but is now being promoted by a Housing Association and a planning application is expected shortly.</p> <p>The site represents a logical extension to a Tier 1 settlement and the principle of development has been established through the UDP allocation. The site has no physical, environmental or technical constraints which have prevented it from coming forward for development, other than the ownership delay in bringing the site to the market. However, Welsh Government are now actively promoting the development of the site.</p>	That the site is considered suitable for re -allocation .

Buckley	BUC032	Land to south of Stud Farm, Liverpool Road, Buckley	1.76	Mixed Use	Amber	The site lies within an area of open countryside and is located adjoining the Buckley Claypits and Commons SSSI and the Deeside and Buckley Newt Sites SAC, to the east and these designations are also close to the site to the south and west. Great Crested Newts (GCN) are the key feature of the SAC and both their breeding ponds and terrestrial habitat are equally important. The proximity of the development site to known GCN sites is such that there would be a need to ensure that there are no long term effects upon the GCN population through agreed avoidance and mitigation measures. The tree cover mound to the south does create a distinctive end to the settlement which means the site is better related to the open countryside. Built development of the site, although adjoining the settlement boundary on two sides, would result in a large block of development which would relate poorly to the existing development on the east side of the road.	The site is not appropriate for a housing allocation or a settlement boundary change.
Buckley	BUC033	The Stables, Well Street, Buckley	6.88	Housing	Amber	The site is poorly related to the settlement pattern of Buckley and is an integral part of the open countryside. There are obvious highway/ access difficulties, archaeological issues and contamination issues. Development of the site would result in a rectangle block of development extending away from the settlement up to Rose Lane, this does not represent a logical extension to the settlement.	The site is not appropriate for a housing allocation.
Buckley	BUC034	Old Cross Keys Farm, Chester Road, Buckley	1.15	Housing	Amber	The site is a large L shaped field which wraps around the Cross Keys Farm complex. It is poorly related to the settlement pattern of Buckley, being separated from residential development by employment development / allocations. The site relates better to, and forms an integral part of the open countryside and green barrier. The green barrier designation is to retain and protect the open nature of the countryside around between Buckley and Drury. Built development in this location is not well related to the settlement form and would undermine the function and openness of the green barrier. Commentary on the retention of this Green Barrier will be set out in the Green Barrier review.	The site is not appropriate for a housing allocation.

Buckley	BUC035	Land between Liverpool Rd and Ewloe Place, Buckley	11.02	Housing	Amber	Although this site is enclosed by built development on three sides and is well related to the settlement pattern of Buckley, it is part of the open countryside and it is a very important area for wildlife, primarily great crested newts. Part of the site is within the SSI and SAC. Great Crested Newts (GCN) are the key feature of the SAC and both their breeding ponds and terrestrial habitat are equally important. The proximity of the development site to known GCN sites is such that there would be a need to ensure that there are no long term effects upon the GCN population through agreed avoidance and mitigation measures. Highways issues will also restrict the development of the site. There are clearly a number of issues and constraints associated with developing the whole site. These could be addressed by only considering the southern half of the site, i.e. from the central track southwards. A satisfactory vehicular access would need to be achieved, but developing the southern part of the site allows for a buffer to the SAC/SSSI. Also, this southern part of the site is more closely related to existing built development, services and facilities	That the whole site is not considered suitable as an allocation but that the southern half may be suitable for consideration.
Buckley	BUC036	Land south of Well Street / Bryn Awelon, Buckley	7.72	Housing	Amber	The site adjoins the settlement boundary and in terms of the settlement form, the site is built up along the north east side and the Well Street allocation is along the north west side. However there are highways concerns that there should be no further traffic on the road network, over and above the existing Well Street allocation, and that there is a need to avoid any increase in traffic southwards along Well Street. It could be considered as a sensible extension to the settlement but there are highways constraints.	The site is not appropriate for a housing allocation.
Buckley	BUC037	Land between Chester Road and Bannal Lane, Buckley	4.71	Housing	Amber	see BUC030	see BUC030

Buckley	BUC038	Spitalfields (south of), Bannal Lane, Buckley	0.1	Housing	Red	<p>Small Site - The site is presently detached from the settlement boundary and is a small rectangular piece of land adjoining the southern edge of a dwelling 'Spitalfields'. To include the site within the settlement boundary would necessitate including other land between the site and the settlement either to the east or to the north which would result in ribbon development, contrary to PPW. Development of the site itself would appear physically unrelated to the existing pattern of built development and harm the character and appearance of open countryside and green barrier. Highways Officers advise that access is unsuitable as a stand alone site due to restricted visibility at the junction but could be considered as a joint development along with adjoining sites. A number of sites in the vicinity of Spitalfields were considered by and rejected by the UDP Inspector. A number of sites in the vicinity were considered by the UDP Inspector who rejected them on account of the rural character of the locality and the impact on the green barrier. It would not be appropriate to include either the site or adjoining land within the settlement boundary.</p>	That the site is not included in the settlement boundary.
Buckley	BUC039	Spitalfields (north of), Bannal Lane, Buckley	0.11	Housing	Red	<p>Small site - The site is presently detached from the settlement boundary and comprises a small rectangular parcel of land adjoining the northern edge of a dwelling 'Spitalfields'. To include the site within the settlement boundary would necessitate including other land between the site and the settlement either to the east or to the north which would result in ribbon development, contrary to PPW. Development of the site itself would appear physically unrelated to the existing pattern of built development and harm the character and appearance of open countryside and green barrier. Highways Officers advise the access unsuitable as a stand alone site due to restricted visibility at the junction but could be considered as a joint development along with adjoining sites. Several sites in the vicinity of Spitalfields were considered and rejected by the UDP Inspector on account of the rural character of the locality and impact on green barrier. It would not be appropriate for the site or adjoining land to be included within the settlement boundary.</p>	That the site is not included in the settlement boundary.

Buckley	BUC040	Somerfields, Buckley	0.39	Housing	Amber	The site has been allocated in the UDP for housing but has not seen any developer interest or planning applications, unlike the land to the east which has planning permission for housing. The site is therefore not considered appropriate for a housing allocation in the LDP. Instead the site should be shown as white land within the settlement boundary whereby a variety of forms of development proposals can be considered against the Plans framework of policies.	That the site is not suitable to be allocated, but should remain as white land within the settlement boundary.
Buckley	BUC041	Land south east of Water Treatment Works. Padeswood Road South, Buckley (2 of 3)	2.48	Mixed Use- non- retail commercial, leisure, housing	Red	The site does not comply with the Council's Preferred Strategy as it is divorced from the settlement and development of the site would result in urban sprawl in an area of open countryside. Consequently the site has not been the subject of a detailed assessment.	That the site is not suitable as an allocation
Buckley	BUC042	Land to south Moel View Road, Padeswood Road South, Buckley (3 of 3)	4.91	Mixed Use- non- retail commercial, leisure, housing	Amber	The site is poorly related to the settlement pattern of Buckley. It relates better to and forms an integral part of the open countryside to the south of Buckley which forms an important open countryside setting to the town. Almost half of the site is covered by the Marleyfield and Meadow Copse wildlife site and the access problems associated with the width of the Padeswood Road represents a constraint to development. The triangular shaped site would result in a large wedge of built development extending into open countryside in a manner unrelated to the present well defined edge to the settlement.	That the site is not considered suitable for a housing allocation.
Buckley	BUC043	Pren & Aberllanerch Farms, Buckley	27.04	Housing	Amber	This is a very large area of land, 27ha (811 dwellings) and would be a very significant level of growth for Buckley (approx 13% growth). The site adjoins the settlement boundary for Buckley and extends over farm land towards Mynydd Isa. Highways have suggested that access from Mold Road is feasible but it is unlikely to provide accesses with adequate capacity to serve the full site. In the context of the residual need for housing allocations in the Plan it would be unnecessary and inappropriate to have such a large development in one settlement.	That the site is not considered suitable for a housing allocation.

Buckley	BUC044	Land south of Powell Road, Buckley	3.05	Housing	Amber	Highways objections suggest the access through Powell Road is unsuitable. The site has an open aspect affording wider views and an overall sense of openness with wider views across the relatively flat valley towards the Hope Mountain to the south east. The houses along Powell Road and the Marleyfield House curtiledge, forms a definite physical feature on the ground which creates a strong edge to the settlement boundary. Inspite of the childrens play area on the edge of the settlement but within the site and within the open countryside the site relates better to and forms an integral part of the open countryside.	That the site is not considered suitable for a housing allocation.
Buckley	BUC045	Land adjacent to Brunswick Road, Buckley	0.2	Retail and Commercial	Amber	Small Site - The Buckley Masterplan identifies this car park site on the south side of Brunswick Road as having potential for a town square at the heart of the town centre, incorporating a lesser amount of car parking. The town square would complement proposed public realm enhancements along Brunswick Road. In this context it is considered that the deletion of the retail allocation would offer increased flexibility for the future of this key site to be considered further. However, Highways Officers have expressed concern regarding the public car parking provision within Buckley and the potential impact of the loss of these spaces, in the absence of a parking policy for Buckley. Given that the site remains in the town centre boundary for Buckley, and has possible potential for other uses, rather than retail development, it would not be appropriate to retain a retail allocation. The location of the site within the town centre boundary of Buckley allows for the consideration of subsequent uses / development against the framework of planning policies.	Delete the S1(1) retail allocation and leave the site as unannotated land within the town centre boundary.
Buckley	BUC046	Jubilee Road, Buckley	0.45	Community Facility	Amber	Planning permission (056524) for 14 no 3 bedroomed detached houses and associated works was approved on 06/10/2017. The candidate site request was for the development of a community facility but this is now unrealistic since pp has now been granted for housing. The site should be regarded as a housing commitment.	That the site is shown as a housing commitment.

Buckley	BUC047-AS	Meg's Lane CH7 2AG	3.8	Housing	Amber	The area is characterised a patchwork of varied sized fields bounded by mature hedgerows. The topography of the site is gentle sloping down southwards from the edge of Buckley. The site has an open aspect affording wider views of surrounding open countryside to Hope Mountain and Moel Fammau which contributes to an overall sense of openness. Megs Lane forms a definite physical feature on the ground which creates a strong edge to the settlement boundary and to the green barrier designation. The site relates better to and forms an integral part of the open countryside and green barrier. The function of the green barrier designation is to retain the open nature of the countryside around Buckley to and to protect the open countryside between Buckley and Penyffordd. Built development in this location would undermine the function and openness of the green barrier.	That the site is not considered suitable for a housing allocation.
Buckley	BUC048-AS	Land North West of Buckley Mountain (1)	4.2	Mixed Use	Amber	Directly to the south of the site is Pinfold Industrial Estate, to the West is agricultural land beyond Pinfold Lane and a SAM to the north west. The site is located adjacent to the Buckley SSSI and the Buckley and Deeside SAC. The proximity of the development site to known GCN sites is such that there would be a need to ensure that there are no long term effects upon the GCN population through agreed avoidance and mitigation measures. There are obvious constraints in terms of highways objections, wildlife areas, general biodiversity and archaeological designations in the site area. In addition to all these constraints, development of this land would be an illogical extension to the settlement, being poorly related to the form and pattern of existing built up area of Buckley. Also the site is divorced from residential development and some distance from main services and facilities .	The site is not appropriate for a housing allocation.

Buckley	BUC049-AS	Land North West of Buckley Mountain (2)	50.4	Mixed Use	Amber	<p>The fact that the development site included known GCN sites (SSSI and SAC) means there would be a need to ensure that there are no long term effects upon the GCN population through agreed avoidance and mitigation measures which would mean large parts of the site could not be developed. There are obvious constraints in terms of highways, wildlife areas, biodiversity and landfill designations in the site area. In addition to all these constraints, development of this land would be an illogical extension to the settlement, being poorly related to the form and pattern of existing built up area of Buckley. Although close to Alltami and Buckley the development does not relate well to those settlements. The development of the site would result in significant harm to the character and appearance of the open countryside.</p> <p>The site proposes some employment land but the Employment land Review identified that there was no need for additional employment allocations. Although it's promoted as a mixed use site it lacks the facilities and services that would be expected from a site of this magnitude given that it is divorced from services and facilities in Buckley.</p> <p>Given the scale of the site, and in the context of the scale of the Plan's residual need for new housing allocations and the lack of need for additional employment land, the proposed development is inappropriate, unnecessary and would harm a large swathe of open countryside.</p>	The site is not appropriate for a mixed use allocation.
Buckley	BUC050-AS	Little Mountain Road	0.4	Housing	Amber	Little Mountain Road forms a definite physical feature on the ground which creates a strong edge to the settlement boundary and to the green barrier designation. Although there are dwellings within the site, it relates better to the open countryside and forms an integral part of the open countryside and green barrier between Buckley and Penyffordd. Further consolidation of built development would undermine the function and openness of the green barrier. In this location the function of the green barrier is to protect the open countryside, to retain the open countryside character around Buckley and prevent development between Buckley and Penyffordd/ Dobshill.	The site is not appropriate for a housing allocation.

Buckley	BUC051-AS	East of Little Mountain Road	2.1	Housing	Amber	Little Mountain Road forms a definite physical feature on the ground which creates a strong edge to the settlement boundary and to the green barrier designation. The site relates better to the open countryside and forms an integral part of the open countryside and green barrier between Buckley and Penyffordd. Further consolidation of built development would undermine the function and openness of the green barrier. In this location the function of the green barrier is to protect the open countryside, to retain the open countryside character around Buckley and prevent development between Buckley and Penyffordd/ Dobshill.	The site is not appropriate for a housing allocation
Buckley	BUC052-AS	Land South of A549 Buckley	1.3	Housing	Red	Little Mountain Road forms a definite physical feature on the ground which creates a strong edge to the settlement boundary and to the green barrier designation. The site relates better to the open countryside and forms an integral part of the open countryside and green barrier between Buckley and Penyffordd. Further consolidation of built development would undermine the function and openness of the green barrier. In this location the function of the green barrier is to protect the open countryside, to retain the open countryside character around Buckley and prevent development between Buckley and Penyffordd/ Dobshill.	The site is not appropriate for a housing allocation
Buckley	BUC053-AS	Spitalfields, Bannal Lane (1)	0.3	Housing	Amber	The site relates better to and forms an integral part of the open countryside and green barrier. The green barrier designation is to retain and protect the open nature of the countryside around Buckley. Built development in this location would undermine the function and openness of the green barrier. Development would also consolidation / perpetuate the existing ribbon development along Bannal Lane, and it is therefore not well related to the settlement form.	The site is not appropriate for a housing allocation.
Buckley	BUC054-AS	Spitalfields, Bannal Lane (2)	0.7	Housing	Amber	The site relates better to and forms an integral part of the open countryside and green barrier. The green barrier designation is to to retain and protect the open nature of the countryside around Buckley. Built development in this location would undermine the function and openness of the green barrier. Development would also consolation / perpetuate the existing ribbon development along Bannal Lane, and it is therefore not well related to the settlement form.	The site is not appropriate for a housing allocation.

Buckley	BUC055-AS	Land at Bistre Cottage Farm, Well Street	12.8	Housing	Amber	The site adjoins the settlement boundary and in terms of the settlement form, the site is built up along the north east side and the Well Street allocation is along the north west side. However there are highways concerns that there should be no further traffic on the road network, over and above the existing Well Street allocation, and that there is a need to avoid any increase in traffic southwards along Well Street.	The site is not appropriate for a housing allocation.
Buckley	BUC056-AS	South of Powell Road	9.3	Housing	Amber	The site has an open aspect affording wider views and an overall sense of openness with wider views across the relatively flat valley towards the Hope Mountain to the south east. The houses along Powell Road and the Marleyfield House curtiledge, forms a definite physical feature on the ground which creates a strong edge to the settlement boundary. Inspite of the childrens play area which is on the edge of the settlement, within the site and within the open countryside, the site relates better to and forms an integral part of the open countryside. Play areas are designated as green spaces in the UDP to ensure protection against development however this play area is not designated as a green space as it is outside the settlement boundary and in open countryside. The proposal would result in a large block of residential development extending into open countryside in a manner which is not related to the present well defined settlement edge.	The site is not appropriate for a housing allocation
Caerwys	CAE001	Land adj Three Trees, Coed Farm Lane, Caerwys	0.14	Housing	Red	Small Site - The site is presently detached from the settlement boundary (with CAE002 comprising the intervening land). The settlement boundary is presently well defined by the existing development which relates more closely to the built form of the settlement ie Argoed House and Bungalow, Whitegates, Lynwood and Oaklea and the school building further north. By contrast, the dwelling 'Tree Tops' appears more closely related to open countryside, particularly given that the intervening land is used as the entrance to a caravan and camping park. Additional residential development adjacent to Treetops would appear as an 'outlier' of development. Furthermore, when viewed from the road looking south westwards there are open vistas of the Clwydian Hills which would be harmed if the site (and CAE002) were developed for housing. Highways Officers advise that the site is unsuitable as the site is accessed from a private drive bounded by stone walls; due to the limited width and alignment this is considered unsuitable to cater for any additional traffic. The site is not considered appropriate for inclusion in the settlement boundary.	That the site is not included in the settlement boundary.

Caerwys	CAE002	Land adj to Three Trees & Whitegates, Coed Farm Lane Caerwys	0.24	Housing	Amber	<p>Small Site - The site forms part of a larger field which slopes away from the settlement and affords expansive views of the AONB. The site is dissected by an access track which serves the touring caravan / camping site. The adjacent dwelling to the east (Whitegates) is set back from the road and has a substantial open frontage extending up to the sharp bend on Pen y Cefn Road. With the stone wall, hedgerows and simple gated access, combined with the open character of the site and the frontage to Whitegates, the site is considered to relate more closely to open countryside than it is to the built part of the settlement.</p> <p>The inclusion of the site within the settlement boundary would result in pressure for the adjoining dwelling to the west (Three Trees) to be included within the settlement boundary as well as the Candidate Site to the west of that (CAE001). Whereas the touring caravan pitches represents fairly low intensity development, which maintains the open character and appearance of the site, the erection of 4 dwellings would urbanise this sensitive site and harm the open countryside setting to the settlement.</p> <p>Highways Officers advise that the site is unsuitable as it does not directly abut the adopted highway; the gateway into the site is accessed from a private drive. This gateway provides access to a caravan site via a private drive through the red-lined area and is considered unsuitable to cater for any additional development.</p>	That the site is not included in the settlement boundary.
Caerwys	CAE004	Pen Yr Ardd, High Street, Caerwys	0.23	Housing	Amber	Small Site - The vacant former commercial site is too small to be considered as an allocation. Development proposals can be considered against the existing policy framework in the UDP or new policy framework in LDP. Highways Officers consider the site is suitable subject to junction visibility improvements and the provision of footways along both highway frontages.	That the site remains as white land within the settlement boundary
Caerwys	CAE005	Summerhill Farm, Drovers Lane, Caerwys	1.94	Housing	Grey	The site is a UDP allocation and now has full planning permission for 67 dwellings but as yet development has not been commenced. The site will be treated as a housing commitment given that it forms part of the Plans housing supply. This is the same site as CAE009.	That the site is shown as a housing commitment.

Caerwys	CAE006	Land to north of Summerhill Farm Caerwys	1.19	Housing	Green	The site is in accordance with the preferred strategy, although there would need to be an archaeological investigation. The site is a relatively flat site to the north of the village which could be developed subject to it being designed so that it does not compromise the approach to, and setting of, the historic village and the nearby BLI (Piccadilly Inn). However, it lies adjacent to the as yet undeveloped UDP allocation of Summerhill Farm and should not be considered for further development until this has come forward and been completed. The site could be considered as a possible allocation subject to commencement / delivery of existing permitted site.	That the site is presently not considered suitable as a housing allocation.
Caerwys	CAE007	Pen yr Ardd, High Street, Caerwys	0.23	Housing	Amber	Small Site - The vacant former commercial site is too small to be considered as an allocation. Development proposals can be considered against the existing policy framework in the UDP or new policy framework in LDP. Highways Officers consider the site is suitable subject to junction visibility improvements and the provision of footways along both highway frontages.	That the site remains as white land within the settlement boundary
Caerwys	CAE008	Land adj Telephone Exchange, Pen y Cefn Rd, Caerwys	4.49	Housing	Amber	There is no defensible or obvious boundary to the northern edge of the site where a line has been drawn across an agricultural field in line with the northern most boundary of CAE006. Development of the site would create an unacceptably large development for a settlement of this size and would considerably extend the built form north and west into the open countryside. The development of this site would lead to an unacceptable and unnecessary intrusion into the open countryside while a more suitable and appropriate site within the settlement boundary remains undeveloped, and there is also a more suitable and appropriate site (CAE006) in the form of an extension to the Summerhill Farm planning permission.	That the site is not considered appropriate for a housing allocation
Caerwys	CAE009	Summerhill Farm, Drovers Lane, Caerwys	1.94	Housing	Grey	see CAE006.	see CAE006

Carmel	CAR001	Halfway Field, Carmel, Holywell	2.17	Housing	Amber	Whilst Carmel is identified as a Sustainable Village the site relates poorly to the main built form of the settlement which apart from development on Mertyn Lane is confined between the A5026 along the northern edge and Carmel Road along the southern edge of the settlement. The UDP Inspector considered that the development of the site would 'result in an unacceptable intrusion into the countryside which would be incongruous and poorly related to the built form of the settlement'. The site is better related to the open countryside to the west and beyond Golch Farm to the north. Development of the site would result in urban encroachment extending beyond a well defined edge and is not considered suitable to be allocated.	That the site is not considered suitable to be allocated.
Carmel	CAR002	Land adj Garreglwyd, Carmel Hill, Carmel	0.58	Housing	Amber	The site forms an integral part of the open countryside to the south of the settlement boundary. Although in theory the site could accommodate 17 dwellings, it is not considered that a notional density of 30 dwellings per ha could be achieved on the site without harming the open countryside and the character of the low density development to the north. This is borne out by the fact that there is a planning application for the erection of 7 dwellings was refused on 11/10/18 and has not been appealed. It is considered that development of the site would result in encroachment into the open countryside to the south. Highways has commented that Carmel Hill, giving access to the site is considered unsuitable for any additional traffic due to the restricted width, limited forward visibility and limited visibility at the junction with Carmel road.	That the site is not considered suitable to be allocated.

Carmel	CAR003	Land South of Carmel Hill, Carmel	0.17	Housing	Amber	<p>Small Site - The site lies at the southern end of a ribbon of development which runs along the eastern side of Carmel Hill and rises up from the settlement. The site lies adjacent to a distinct series of bends which mark a distinct change in character from the readily identifiable ribbon of development to the north and open countryside to the south. The public right of way represents a firm and defensible end to the ribbon of development.</p> <p>The site had planning permission for erection of stable blocks which have been built in the north east corner and the remainder of the site has been surfaced with stone chippings. Despite this change in sites appearance, the site is still considered to relate more closely to open countryside than to the form and pattern of development in the settlement. The extension of the settlement boundary and the erection of 2 dwellings would extend ribbon development away from the settlement, contrary to well established planning principles. Built development would also be harmful to the character and appearance of open countryside.</p> <p>Highways Officers consider Carmel Hill, giving access to the site is unsuitable for any additional traffic due to the restricted width, limited forward visibility and limited visibility at the junction with Carmel road.</p>	That the site is not included within the settlement boundary.
Cilcain	CIL001	Land to north of Lon Cilan, Cilcain	1.89	Housing	Red	<p>The site does not comply with the Councils Preferred Strategy due to the position of the settlement in the settlement hierarchy. Within the 5 tier LDP Sustainable Settlement Hierarchy, Cilcain is a category 4 Defined Village, wherein new housing allocations will not be made and only development which provides specifically for local needs will be allowed. This site should not be included within the settlement boundary because at 1.88 ha and potentially yielding 56 dwellings, it would be out of scale with the size of the village (a 37% growth). Also, it does not relate well to the settlement form and would create a significant intrusion into the open countryside and AONB.</p>	That the site is not considered suitable to be allocated or included in the settlement boundary.

Cilcain	CIL002	Land west of Ffordd y Llan, Cilcain	4.11	Housing	Red	The site does not comply with the Councils Preferred Strategy due to the position of the settlement in the settlement hierarchy. Within the 5 tier LDP Sustainable Settlement Hierarchy, Cilcain is a category 4 Defined Village, wherein no housing allocations will be made and only development which provides specifically for local needs will be allowed. This site should not be included within the settlement boundary because at 4.1 ha and potentially yielding 123 dwellings it would be out of scale with the village i.e. an 82% growth level for the village. The site also would create a significant intrusion into the open countryside and detrimentally affect the historic character of the village centre and AONB.	That the site is not considered suitable to be allocated or included in the settlement boundary.
Cilcain	CIL003	land north of Cilcain Lodge, Cilcain	0.39	Housing	Red	The site does not comply with the Councils Preferred Strategy as it is divorced from the settlement boundary and development of the site would result in urban sprawl in an area of open countryside and AONB. The LDP cannot facilitate a new dwelling(s) in open countryside as this would be more appropriately addressed through the development management process. The site is approximately 700m to the north of the settlement boundary for Cilcain and cannot be included within the settlement boundary.	That the site is not considered suitable to be allocated or included in the settlement boundary.

Cilcain	CIL004	Ysgol y Foel, Cilcain	0.07	Settlement Boundary	Amber	<p>Small Site - The site adjoins the western edge of the school. The eastern boundary of the site follows the physical extent of the hardstanding areas to the rear of the school. The western boundary of the site follows no physical feature on the ground as it forms part of the grassed area to the west of the school.</p> <p>The site comprises two small triangular area of grass adjoining the western edge of the built part of the school grounds. Rather than the settlement boundary forming a zig zag shape, the submission seeks to create a straight line to continue the line of the settlement boundary which follows the line of the dwellings to the north. To the south of the site the settlement boundary follows the line of residential development and extends slightly further into open countryside.</p> <p>The submission seeks the inclusion of the site within the settlement boundary and does not propose development. Nevertheless, the inclusion of land within a settlement boundary does bring with it an expectation that development will be acceptable in principle, subject to it meeting other policy requirements and development management considerations. The future of the school is a matter for the education authority. In purely planning terms, the inclusion of two small triangles of land within the settlement boundary would not be harmful to open countryside as it would merely continue the line of the settlement boundary to the north. Furthermore, it would not encroach onto the adjacent sports pitch.</p>	That the site is included in the settlement boundary.
Cilcain	CIL005-AS	South of Is y Mynydd	1.6	Housing	Red	<p>The site does not comply with the Councils Preferred Strategy due to the position of the settlement in the settlement hierarchy. Within the 5 tier LDP Sustainable Settlement Hierarchy, Cilcain is a category 4 Defined Village, whereby only development which provides specifically for local needs will be allowed. This site should not be included within the settlement boundary as at 2 ha it could potentially yield 60 dwellings which would be out of scale with the settlement i.e. a 40% growth level for the village. The site also would create a significant intrusion into the open countryside and AONB and detrimentally affect the rural character of the village.</p>	That the site is not considered suitable to be allocated or included in the settlement boundary.

Coed Talon / Pontybodkin	COE001	Land at Former Hepworths Industrial Site, Pontybodkin	3.59	Housing	Amber	<p>The site relates poorly to the form and pattern of built development in both settlements of Leeswood and CoedTalon/Pontybodkin. It would result in a large block of development extending into open countryside which would harm the character and appearance of the locality. The site is also of wildlife value and there are further possible complications arising from previous mining.</p> <p>The site is not considered suitable nor necessary for an allocation when brownfield site development opportunities exist within the settlement boundaries of both settlements.</p>	The site is not considered suitable as an allocation.
Coed Talon / Pontybodkin	COE002	Atlas Yard, Corwen Road, Pontybodkin	0.21	Housing	Amber	<p>The site is classed as a small site on account of its small size (0.21ha) even though it forms part of a larger housing allocation in the UDP. The bulk of the allocated site now has planning consent for housing but an application for housing on this small site has been under consideration for some time. It would be inappropriate to allocate such a small piece of land in the LDP and given that it is within the settlement boundary the present application can be determined against existing / emerging policies. The site should be shown as white land within the settlement boundary.</p>	That the site is designated as white land in the settlement boundary.
Coed Talon / Pontybodkin	COE003	Land to north of Bryn Awel, Coed Talon	1.32	Housing	Red	<p>This site does not comply with the Preferred Strategy as in effect it is divorced from the form and pattern of built development in the settlement. It is an integral part of the open countryside and its development would represent a substantial intrusion which would be detrimental to the character and appearance of the locality.</p>	The site is not considered suitable as an allocation

Coed Talon / Pontybodkin	COE004	Land to west of Bryn Awel, Coed Talon	0.17	Housing	Red	<p>The inclusion of the site within the settlement boundary would necessitate the inclusion of intervening land and would also create pressure for the nearby loosely defined dwellings to be included. This would result in an outlier of development which would be poorly related to the form and pattern of built development and result in harm to the character and appearance of open countryside.</p> <p>Two applications for planning permission for the erection of a dwelling have refused in the last two years. The applications and the candidate site submission make reference to the need for a new dwelling for a family member to enable care to be provided. There are considered to be other options for this to be facilitated through the conversion of existing garages / outbuildings or through an extension to the existing house to create an annexe. These options are more appropriately pursued through the development management system.</p> <p>Highways Officers have advised that there are inadequate pedestrian linkages as existing. If brought forward with highway improvements, may be suitable for small scale development.</p>	That the site is not included in the settlement boundary.
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Coed Talon / Pontybodkin	COE005	Former Clwyd Alloys Works, Corwen Road, Coed Talon	2.28	Housing	Amber	<p>The bulk of the candidate site currently benefits from being within the settlement boundary of Coed Talon and Pontybodkin which provides a positive context for its redevelopment and regeneration. Extension of the settlement boundary to include further land along the valley (as sought in the candidate site) is not considered appropriate given its wooded character and status as semi natural ancient woodland and wildlife site. Also the candidate site seeks an extension north eastwards to School Lane which would involve the development of part of a wildlife site, and is not appropriate. The candidate site, as proposed, is not considered suitable for allocation or inclusion in the settlement boundary.</p> <p>However, it is possible to make minor adjustments to the settlement boundary to i) include two small portions of land where the present settlement boundary cuts into and across the brownfield site rather than following the OS boundary and ii) the former office building and hardstanding in the north east corner of the site. This will ensure that the settlement boundary follows the well-defined edge of the built part of the site, as defined by OS.</p> <p>In principle the development of the site would allow the redevelopment of a brownfield site which is an eyesore and deteriorating over time. However, there are a number of issues to be resolved which include nature conservation, semi natural ancient woodland, archaeology, a culverted watercourse and the demolition and reclamation of the site and possible need for de-contamination. These constraints, and the planning history associated with the site suggest that there may be viability and deliverability issues. Given also that there is another UDP allocation on a brownfield site which now has planning permission, and is only a short distance from the site, it is not considered appropriate to allocate the site as it does not have sufficient certainty about viability and deliverability. However the site should remain within the settlement boundary (subject to the amendments referenced) in order that it can be treated as a possible large windfall site.</p>	That the site is not considered suitable as an allocation but that it remains within the settlement boundary subject to three small parcels of land being included.
Coed Talon / Pontybodkin	COE006	Station Yard / Depot, Coed Talon	1.49	Housing	Grey	The site is a UDP allocation and has outline planning permission	The site will be treated as a committed housing site in the LDP

Connah's Quay	CON001	Quay Business Park, Dock Road, Connah's Quay	0.52	Mixed Use	Amber	The candidate site is used as a timber and car scrap yard and forms part of a wider Dock Road industrial area north of the railway line. It would appear from the candidate site submission that the proposer is trying to achieve higher land value uses on the site but the development management process would be a better mechanism particularly when it is considered that the site is already in the Connah's Quay settlement boundary.	The site should remain in the settlement boundary but the site does not warrant a mixed use allocation.
Connah's Quay	CON002	Broad Oak Holding, Mold Road, Connah's Quay, Flintshire	1.25	Housing	Green	Connah's Quay is the largest settlement in the Plan Area and classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities. The site is located on the western side of Connah's Quay and measures 1.25 hectares and is currently agricultural. The entire western boundary is defined by a maintained hedgerow with a gap and to the east by residential development at Fairoaks Drive. To the north the site is bounded by residential development, which has taken place on a larger UDP housing allocation which included this site. The site is within the existing settlement boundary and represents a logical location for further housing development, which is constraint free and sequentially preferable to other candidate sites in Connah's Quay. The Authority has resolved to grant planning permission for 33 housing units (ref. 058583) for Edwards Homes, subject to a s106 agreement, underlining the site's viability and interest to the market.	The site is considered suitable to be allocated for housing.
Connah's Quay	CON003	Land off Barmouth Close, Connah's Quay	1.87	Housing	Amber	The site was designated as a green space in the UDP, reference L3 (41) – Land at Barmouth Close. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP. Furthermore, provision of housing development is being made in the form of two allocations nearby.	The site should not be allocated for housing.

Connah's Quay	CON004	Hillcrest, Broad Oak, Mold Road, Northop	1.03	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and contains the residential dwelling and curtilage of "Hillcrest". Although the site is adjacent to the existing settlement boundary it is located within the Flint - Connah's Quay green barrier, GEN4(4) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. From the aspect of the site's relationship to the existing settlement it is considered that the site is more related to the open countryside and the allocation of the site would result in an illogical pattern of development when there are sequentially preferable candidate sites within the settlement boundary to cater for growth.</p>	The site should not be allocated for housing.
Connah's Quay	CON005	Top House, Golftyn Lane, Connah's Quay	1.31	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and it is located within the Flint - Connah's Quay green barrier, GEN4(4). This green barrier has been reviewed as part of the LDP process and found to meet the objectives of PPW. From the aspect of the site's relationship to the existing settlement it is considered that the site is part of the open countryside in character and the allocation of the site would result in an illogical pattern of development that would result in an intrusion in to the open countryside. A technical assessment of the site has found the site to be unsuitable from a highway perspective with Golftyn Lane being considered inadequate to cater for any additional traffic.</p>	The site should not be allocated for housing.

Connah's Quay	CON006	Land south of Ivy Cottage, Golftyn Lane, Connah's Quay	1.13	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is located within the Flint - Connah's Quay green barrier, GEN4(4) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. From the aspect of the site's relationship to the existing settlement it is considered that the site is more related to the open countryside and the allocation of the site would result in an illogical pattern of development when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has found the site to be unsuitable from a highway perspective with Golftyn Lane being considered inadequate to cater for any additional traffic</p>	The site should not be allocated for housing.
Connah's Quay	CON007	Land south west Bryn Gaer, Golftyn Lane, Connah's Quay	0.49	Housing	Red	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site does not accord with the Preferred Strategy as it is located approx. 550 metres from the western edge of Connah's Quay in the Flint - Connah's Quay green barrier, GEN4(4). The site is better related in character to the open countryside surrounding the settlement. To allocate the site would lead to its inclusion within the settlement and result in an illogical settlement boundary, which would result in an unsustainable intrusion into the open countryside. In any event, a technical assessment of the site has found the site to be unsuitable from a highway perspective with Golftyn Lane being considered inadequate to cater for any additional traffic.</p>	The site should not be allocated for housing.

Connah's Quay	CON008	Land to north of Hillcrest, Mold Road, Connah's Quay	2.54	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and although it is adjacent to the existing settlement boundary it is located within the Flint - Connah's Quay green barrier, GEN4(4). This green barrier has been reviewed as part of the LDP process and found to meet the objectives of PPW. From the aspect of the site's relationship to the existing settlement it is considered that the site is part of the open countryside in character and the allocation of the site would result in an illogical pattern of development that would result in an intrusion into the open countryside. Finally, in isolation from other sites it is not possible to access the site because there is no direct link to the public highway.</p>	The site should not be allocated for housing.
Connah's Quay	CON009	Land west of Hillcrest, Mold Road, Connah's Quay	3.3	Housing	Red	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site does not comply with the Preferred Strategy as it is located approx. 100 metres from the western edge of Connah's Quay in the Flint - Connah's Quay green barrier, GEN4(4). The site is better related in character to the open countryside surrounding the settlement. To allocate the site would lead to its inclusion within the settlement and result in an illogical settlement boundary, which would result in an unsustainable intrusion into the open countryside. In any event, a technical assessment of the site has found the site to be unsuitable from a highway perspective due to there being no pedestrian links to the site.</p>	The site should not be allocated for housing.

Connah's Quay	CON010	Land on south side of Mold Road, Connah's Quay	3.76	Housing	Red	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site does not comply with the Preferred Strategy as it is divorced from the settlement boundary. It is located on the western edge of Connah's Quay and in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meet the objectives of PPW.</p> <p>Although the site is near to the existing settlement boundary it is separated by the Deeside and Buckley Newt SAC and Connah's Quay Ponds and Woodland SSSI meaning the site is better related in character to the open countryside than the settlement to the east of the SAC and SSSI. To include the candidate site within the settlement would result in an illogical settlement boundary and an intrusion into the open countryside when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has found the site to be unsuitable from a highway perspective due to there being no pedestrian links to the site.</p>	The site should not be allocated for housing.
Connah's Quay	CON011	Land west of Llwyni Drive, Connah's Quay	6.17	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. From the aspect of the site's relationship to the existing settlement it is considered that the site is more related to the open countryside and the allocation of the site would result in an illogical pattern of development when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has found the site to be unsuitable from a highway perspective because the site has no connection to the adopted highway and in addition Wepre Lane is considered unsuitable to carry any significant additional traffic.</p>	The site should not be allocated for housing.

Connah's Quay	CON012	Land east of Kelsterton Hall, Connah's Quay	3.02	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the north western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Flint - Connah's Quay green barrier, GEN4(4) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay and the Kelsterton Farm buildings to the west and Kelsterton Cemetery to the south are features typically found in the open countryside. By contrast, the allocation of the site would result in an illogical pattern of development when there are sequentially preferable candidate sites within the settlement boundary to cater for growth.</p>	The site should not be allocated for housing.
Connah's Quay	CON013	Land south and west of Kelsterton Farm, Connah's Quay	45.38	Mixed Use	Red	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site does not comply with the Preferred Strategy as although it is located on the north western edge of Connah's Quay it is effectively divorced from the existing settlement boundary. It is in the Flint - Connah's Quay green barrier, GEN4(4) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. The protected line of the Red Route passes through the site and it is premature to consider development of this part of the County until the timing and design of the route is known.</p>	The site should not be allocated.

Connah's Quay	CON014	Land west of The Beeches, Wepre Lane, Connah's Quay	0.37	Housing	Red	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site does not comply with the Preferred Strategy as it is divorced from the settlement, lying approximately 25 metres from the southern edge of Connah's Quay. It is also in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12), which has been reviewed as part of the LDP process and found to meet the objectives of PPW. From the aspect of the site's relationship to the existing settlement it is considered that the site is more related to the open countryside and the allocation of the site would result in an illogical pattern of development when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane.</p>	The site should not be allocated for housing.
Connah's Quay	CON015	Colomendy Farm, Wepre Lane, Connah's Quay	0.28	Housing	Red	<p>The candidate site does not comply with the Preferred Strategy as it is divorced from the settlement, lying approximately 150 metres from the southern edge of Connah's Quay. It is also in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12), which has been reviewed as part of the LDP process and found to meet the objectives of PPW. From the aspect of the site's relationship to the existing settlement it is considered that the site is more related to the open countryside and the allocation of the site would result in an illogical pattern of development when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane.</p>	That the site is not included in the settlement boundary.

Connah's Quay	CON016	Land east of Colomendy Farm, Wepre Lane, Connah's Quay	0.3	Housing	Red	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site does not comply with the Preferred Strategy as it is divorced from the settlement, lying approximately 150 metres from the southern edge of Connah's Quay and from the aspect of the site's relationship to the existing settlement it is considered that the site is more related to the open countryside and the allocation of the site would result in an illogical pattern of development when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane.</p>	The site should not be allocated for housing.
Connah's Quay	CON017	Land north of Colomendy Farm, Wepre Lane, Connah's Quay	1.21	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is located currently located in the open countryside. When reviewing the site's relationship to the existing settlement it is considered that the site is more related to the open countryside and the allocation of the site would result in an illogical pattern of development when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane.</p>	The site should not be allocated for housing.
Connah's Quay	CON018	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay	0.69	Housing	Amber	<p>The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.</p>	The site should not be allocated for housing.
Connah's Quay	CON019	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay	0.69	Housing	Amber	<p>The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.</p>	The site should not be allocated for housing.

Connah's Quay	CON020	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay	7.61	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and concerns given the sites location adjacent to a SSSI/SAC.</p>	The site should not be allocated for housing.
Connah's Quay	CON021	Land west of Llwyni Drive, Connah's Quay	13.76	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and that the site has no access to the adopted highway.</p>	The site should not be allocated for housing.

Connah's Quay	CON022	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay	0.69	Housing	Amber	The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.	The site should not be allocated for housing.
Connah's Quay	CON023	Land west of Llwyni Drive, Connah's Quay	13.76	Housing	Amber	Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities. The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and that the site has no access to the adopted highway.	The site should not be allocated for housing.

Connah's Quay	CON024	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay	7.42	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane, and concerns given the sites location adjacent to a SSSI/SAC.</p>	The site should not be allocated for housing.
Connah's Quay	CON025	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay	7.61	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and concerns given the sites location adjacent to a SSSI/SAC.</p>	The site should not be allocated for housing.

Connah's Quay	CON026	Land west of Llwyni Drive, Connah's Quay	13.76	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and that the site has no access to the adopted highway.</p>	The site should not be allocated for housing.
Connah's Quay	CON027	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay	0.69	Housing	Amber	The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.	The site should not be allocated for housing.

Connah's Quay	CON028	Land west of Llwyni Drive, Connah's Quay	13.76	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and that the site has no access to the adopted highway.</p>	The site should not be allocated for housing.
Connah's Quay	CON029	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay	7.61	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and concerns given the sites location adjacent to a SSSI/SAC.</p>	The site should not be allocated for housing.

Connah's Quay	CON030	Land west of Llwyni Drive, Connah's Quay	13.76	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and that the site has no access to the adopted highway.</p>	The site should not be allocated for housing.
Connah's Quay	CON031	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay	7.61	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and concerns given the sites location adjacent to a SSSI/SAC.</p>	The site should not be allocated for housing.

Connah's Quay	CON032	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay	0.69	Housing	Amber	The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.	The site should not be allocated for housing.
Connah's Quay	CON033	Land west of Llwyni Drive, Connah's Quay	13.76	Housing	Amber	Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities. The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and that the site has no access to the adopted highway.	The site should not be allocated for housing.

Connah's Quay	CON034	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay	7.61	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and concerns given the sites location adjacent to a SSSI/SAC.</p>	The site should not be allocated for housing.
Connah's Quay	CON035	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay	0.69	Housing	Amber	The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.	The site should not be allocated for housing.

Connah's Quay	CON036	Land west of Llwyni Drive, Connah's Quay	13.76	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and that the site has no access to the adopted highway.</p>	The site should not be allocated for housing.
Connah's Quay	CON037	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay	7.61	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and concerns given the sites location adjacent to a SSSI/SAC.</p>	The site should not be allocated for housing.

Connah's Quay	CON038	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay	0.69	Housing	Amber	The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.	The site should not be allocated for housing.
Connah's Quay	CON042	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay	0.69	Housing	Amber	The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.	The site should not be allocated for housing.
Connah's Quay	CON043	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay	7.61	Housing	Amber	Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities. The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and concerns given the sites location adjacent to a SSSI/SAC.	The site should not be allocated for housing.

Connah's Quay	CON044	Land west of Llwyni Drive, Connah's Quay	13.76	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and that the site has no access to the adopted highway.</p>	The site should not be allocated for housing.
Connah's Quay	CON045	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay	0.69	Housing	Amber	The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.	The site should not be allocated for housing.

Connah's Quay	CON046	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay	8.93	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and concerns given the sites location adjacent to a SSSI/SAC.</p>	The site should not be allocated for housing.
Connah's Quay	CON047	Land west of Cheriton Close and west of Llwyni Drive, Connah's Quay	4.96	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the south western edge of Connah's Quay and although it is adjacent to the existing settlement boundary it is within the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12). This green barrier has been reviewed as part of the LDP process and found to meet the objectives of PPW. From the aspect of the site's relationship to the existing settlement it is considered that the site is part of the open countryside in character and the allocation of the site would result in an illogical pattern of development that would result in an intrusion in to the open countryside. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and that the site has no access to the adopted highway.</p>	The site should not be allocated for housing.

Connah's Quay	CON048	Land west of Llwyni Drive, Connah's Quay.	13.76	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and that the site has no access to the adopted highway.</p>	The site should not be allocated for housing.
Connah's Quay	CON049	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay.	0.69	Housing	Amber	<p>The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.</p>	The site should not be allocated for housing.

Connah's Quay	CON050	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay	7.61	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and concerns given the sites location adjacent to a SSSI/SAC.</p>	The site should not be allocated for housing.
Connah's Quay	CON051	Land west of Llwyni Drive, Connah's Quay	13.76	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and that the site has no access to the adopted highway.</p>	The site should not be allocated for housing.

Connah's Quay	CON052	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay	7.61	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and concerns given the sites location adjacent to a SSSI/SAC.</p>	The site should not be allocated for housing.
Connah's Quay	CON053	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay	0.69	Housing	Amber	The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.	The site should not be allocated for housing.

Connah's Quay	CON054	Land west of Llwyni Drive, Connah's Quay.	13.76	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and that the site has no access to the adopted highway.</p>	The site should not be allocated for housing.
Connah's Quay	CON055	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay	7.61	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and concerns given the sites location adjacent to a SSSI/SAC.</p>	The site should not be allocated for housing.

Connah's Quay	CON056	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay	0.69	Housing	Amber	The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.	The site should not be allocated for housing.
Connah's Quay	CON057	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay	7.61	Housing	Amber	Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities. The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and concerns given the sites location adjacent to a SSSI/SAC.	The site should not be allocated for housing.
Connah's Quay	CON058	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay	0.69	Housing	Amber	The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.	The site should not be allocated for housing.

Connah's Quay	CON059	Land west of Llwyni Drive, Connah's Quay	13.76	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and that the site has no access to the adopted highway.</p>	The site should not be allocated for housing.
Connah's Quay	CON060	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay	7.61	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and concerns given the sites location adjacent to a SSSI/SAC.</p>	The site should not be allocated for housing.

Connah's Quay	CON061	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay.	0.69	Housing	Amber	The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.	The site should not be allocated for housing.
Connah's Quay	CON062	Land west of Llwyni Drive, Connah's Quay.	13.76	Housing	Amber	Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities. The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and that the site has no access to the adopted highway.	The site should not be allocated for housing.

Connah's Quay	CON063	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay.	7.61	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and concerns given the sites location adjacent to a SSSI/SAC.</p>	The site should not be allocated for housing.
Connah's Quay	CON064	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay	0.69	Housing	Amber	The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.	The site should not be allocated for housing.

Connah's Quay	CON065	Land west of Llwyni Drive, Connah's Quay	13.76	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and that the site has no access to the adopted highway.</p>	<p>The site should not be allocated for housing.</p>
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Connah's Quay	CON066	Land west of Llwyni Drive, Connah's Quay.	13.76	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and that the site has no access to the adopted highway.</p>	The site should not be allocated for housing.
Connah's Quay	CON067	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay.	0.69	Housing	Amber	The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.	The site should not be allocated for housing.

Connah's Quay	CON068	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay.	7.61	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and concerns given the sites location adjacent to a SSSI/SAC.</p>	The site should not be allocated for housing.
Connah's Quay	CON069	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay	7.61	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and concerns given the sites location adjacent to a SSSI/SAC.</p>	The site should not be allocated for housing.

Connah's Quay	CON070	Land west of Llwyni Drive, Connah's Quay	13.76	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and that the site has no access to the adopted highway.</p>	The site should not be allocated for housing.
Connah's Quay	CON071	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay	0.69	Housing	Amber	The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.	The site should not be allocated for housing.
Connah's Quay	CON072	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay.	0.69	Housing	Amber	The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.	The site should not be allocated for housing.

Connah's Quay	CON073	Land west of Llwyni Drive, Connah's Quay.	13.76	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and that the site has no access to the adopted highway.</p>	The site should not be allocated for housing.
Connah's Quay	CON074	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay	7.61	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and concerns given the sites location adjacent to a SSSI/SAC.</p>	The site should not be allocated for housing.

Connah's Quay	CON075	Land west of Llwyni Drive, Connah's Quay.	13.76	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and that the site has no access to the adopted highway.</p>	The site should not be allocated for housing.
Connah's Quay	CON076	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay.	7.61	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and concerns given the sites location adjacent to a SSSI/SAC.</p>	The site should not be allocated for housing.

Connah's Quay	CON077	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay	0.69	Housing	Amber	The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.	The site should not be allocated for housing.
Connah's Quay	CON078	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay	0.69	Housing	Amber	The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.	The site should not be allocated for housing.
Connah's Quay	CON079	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay	7.61	Housing	Amber	Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities. The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and concerns given the sites location adjacent to a SSSI/SAC.	The site should not be allocated for housing.

Connah's Quay	CON080	Land west of Llwyni Drive, Connah's Quay	13.76	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and that the site has no access to the adopted highway.</p>	<p>The site should not be allocated for housing.</p>
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Connah's Quay	CON081	Land west of Llwyni Drive, Connah's Quay	13.76	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meet the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and that the site has no access to the adopted highway.</p>	The site should not be allocated for housing.
Connah's Quay	CON082	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay	0.69	Housing	Amber	The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.	The site should not be allocated for housing.
Connah's Quay	CON083	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay.	0.69	Housing	Amber	The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.	The site should not be allocated for housing.

Connah's Quay	CON084	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay	7.61	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and concerns given the sites location adjacent to a SSSI/SAC.</p>	The site should not be allocated for housing.
Connah's Quay	CON085	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay	7.61	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and concerns given the sites location adjacent to a SSSI/SAC.</p>	The site should not be allocated for housing.

Connah's Quay	CON086	Land west of Llwyni Drive, Connah's Quay	13.61	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Connah's Quay – Northop Hall – Ewloe – Shotton green barrier, GEN4(12) which has been reviewed as part of the LDP process and found to meeting the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane and that the site has no access to the adopted highway.</p>	The site should not be allocated for housing.
Connah's Quay	CON087	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay	0.69	Housing	Amber	<p>The site was designated as a green space in the UDP, reference L3 (47) – Llwyni Drive. It is considered that the site still fulfills the requirements for designating as a green space and consequently the site will be listed as a designated green space in the LDP.</p>	The site should not be allocated for housing.

Connah's Quay	CON088	Land at Colomendy Farm, Wepre Lane, Connah's Quay	12.19	Mixed Use	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. In any event, a technical assessment of the site has raised highway concerns regarding the generation of any significant increase in traffic on Wepre Lane.</p>	The site should not be allocated for a mixed use.
Connah's Quay	CON089	Land to the north west of Connah's Quay Power Station, Connah's Quay.	26.57	Energy generation	Purple	<p>The candidate site submission is proposing an energy generation use on existing agricultural land in the open countryside, adjacent to Connah's Quay Power Station. The site abuts the boundaries of the Dee Estuary SAC and SSSI and it is considered that the site better relates to the open countryside and performs an important role in providing a buffering between the power station and the nature conservation designations. Therefore it is not considered appropriate to allocate the site for an energy generation use, however the LDP will contain guidance on such proposals.</p>	The site should not be allocated for an energy generation use.
Connah's Quay	CON090	Land to the south east of Connah's Quay Power Station, Connah's Quay.	12.75	Employment	Green	<p>The candidate site was allocated in the UDP as EM1(7) - Former Power Station, Connah's Quay however the site will not be listed as an allocation in the LDP. The 2015 Employment Land Review concluded that the site should be excluded from the realistic employment land supply because it was a site held for the expansion of an individual firm i.e. E.ON UK. The site cannot be developed separately from the power station and is assumed will be retained for associated uses.</p>	The site should not be allocated for employment purposes.

Connah's Quay	CON091	Land to the rear of 79-83 Wepre Lane, Connah's Quay	0.7	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is part of the open countryside in character and the allocation of the site would result in an illogical pattern of development that would result in an intrusion in to the open countryside. In any event, a technical assessment has shown that the site has no access to the public highway.</p>	The site should not be allocated for housing.
Connah's Quay	CON092	Land to the rear of 45 to 73 Wepre Lane, Connah's Quay	2.31	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the southern edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is considered that the site is part of the open countryside in character and the allocation of the site would result in an illogical pattern of development that would result in an intrusion in to the open countryside. In any event, a technical assessment has shown that the site has no access to the public highway.</p>	The site should not be allocated for housing.

Connah's Quay	CON093	Highmere Drive, Connah's Quay	5	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the western side of Connah's Quay and is situated inside the existing settlement boundary. The site is bounded by residential development to the north at Courbet Drive and Degas Close. A high voltage overhead line defines the whole length of the eastern boundary beyond which is residential development comprising mainly of semi-detached properties. The western boundary is marked by a hedgerow and contains semi mature/mature trees.</p> <p>The site was allocated as part of the UDP - HSG1(5) Highmere Drive but the site didn't come forward due to the owner's willingness to sell the site at that time. However the owner has demonstrated a renewed commitment, supported by key background studies providing reassurance that the site is now available, viable and deliverable.</p>	The site is considered suitable to be allocated for housing.
Connah's Quay	CON094	Adj Fairoaks Drive, Mold Road, Connah's Quay	2.96	Housing	Green	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The site is located on the western side of Connah's Quay, within the existing settlement boundary and was a housing allocation in the UDP. The northern half of the site benefits from planning permission (051266) for 37 dwellings and construction has commenced. The southern half is recommended for allocation in the LDP via candidate site CON002 because it is considered to represent a logical location for further housing development, which is constraint free and sequentially preferable to other candidate sites in Connah's Quay. The Authority has resolved to approve a planning application for 33 housing units (058583) from Edwards Homes on the southern half of this candidate site, subject to a s106 agreement which underlines the site's viability and interest to the market.</p>	That the southern part of the site should be allocated for housing and the remainder of the site shown as a housing commitment.

Connah's Quay	CON095	Ffordd Llanarth, Connah's Quay	0.64	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The site is located within the existing settlement boundary, adjacent to the Ffordd Llanarth Shopping Centre and was a housing allocation in the UDP – HSG1 (8). However due to on site constraints i.e. mine shafts the site has become unviable and undeliverable for housing. Consequently the site will remain within the settlement boundary but will not be allocated for housing allowing the site to come forward for other uses free from the constraint of a housing allocation.</p>	The site should not be allocated for housing.
Connah's Quay	CON096-AS	Kelsterton Farm	40	Housing	Amber	<p>Connah's Quay is located in the north east of the County and it is the largest settlement in the Plan Area. Connah's Quay has been classified as a Main Service Centre in the LDP because of its strategic role in the delivery of services and facilities.</p> <p>The candidate site is located on the north western edge of Connah's Quay and although the site is adjacent to the existing settlement boundary it is in the Flint - Connah's Quay green barrier, GEN4(4) which has been reviewed as part of the LDP process and found to meeting the objectives of PPW. It is considered that the site is better related to the open countryside than the settlement of Connah's Quay. Neither the character nor appearance of the site justify its inclusion within the settlement and the inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable particularly when there are sequentially preferable candidate sites within the settlement boundary to cater for growth. The protected line of the Red Route passes through the site and it is premature to consider development of this part of the County until the timing and design of the route is known.</p>	The site should not be allocated for housing.

Connah's Quay	CON097-AS	Wepre Drive to Chester Road	0	Recreation		<p>Site for Protection - The submission proposes a recreational route along the line of a disused railway. The section from Wepre Drive to the Civic Centre is a public bridleway (no. 40) and the remainder of the route follows the eastern edge of the civic centre car park to join Chester Road East.</p> <p>The Active Travel project shows a proposed route which runs along Mill Lane (public bridleway 39) to join Brook Road and then follow Brook Road to link with cycling proposals on the opposite side of Chester Road. Given that there is a proposed alternative route then it is not considered necessary or appropriate to safeguard land in a LDP when there is no certainty that a project is deliverable. Should further routes be considered then these can be considered on their merits against the Plans suite of policies.</p>	That the proposed route is not safeguarded in the Plan
Cymau	CYM001	Land south of Stansfield House, Cymau	0.07	Housing	Red	<p>Small Site - The site does not comply with the Preferred Strategy as the settlement audit work established that Cymau did not have the size, character, role or level of services and facilities to warrant designation as a defined settlement boundary. Instead it sits in the 5th tier of the settlement hierarchy as an 'Undefined Village' and does not have a settlement boundary.</p> <p>The site is well divorced from the built pattern of development comprising Cymau. It is in an elevated position above the village and is separated by a belt of woodland. The site is located on a minor lane serving a small number of sporadic dwellings, which in themselves have no particular pattern or focus with which to warrant a separate settlement boundary. The UDP settlement boundary is presently well defined by the block of development comprising public sector housing. To include the site within a settlement boundary would necessitate the inclusion of intervening land which would be placed under pressure for further housing development and would have a detrimental impact on the character and appearance of attractive open countryside.</p>	That the site is not included in a settlement boundary.

Deeside	DEE001	Land north of Weighbridge Road, DIP	88.14	Employment &/or Energy	Grey	The candidate site is located between Deeside Industrial Park and the Flintshire / Cheshire County boundary. It currently benefits from a temporary planning permission for the installation of ground mounted photovoltaic (PV) solar arrays. This use is keeping with the site's current designation as green barrier land. Flintshire's green barrier designations have been reviewed as part of the LDP process and the Sealand - Cheshire Boundary (N River Dee) has been assessed and found to meet the purposes of a green barrier as defined in Planning Policy Wales. The permanent development of the site would also involve the loss of grade 2 BMV land.	The site should not be allocated for employment purposes and should remain as part of the Sealand - Cheshire Boundary (N River Dee) green barrier.
Deeside	DEE002	Land north of Shotwick Road, DIP	157.86	Employment &/or Energy	Purple	The candidate site is located between Deeside Industrial Park and the Flintshire / Cheshire County boundary. The majority of the site currently benefits from a temporary planning permission for the installation of ground mounted photovoltaic (PV) solar arrays. This use is keeping with the site's current designation as green barrier land. Flintshire's green barrier designations have been reviewed as part of the LDP process and the Sealand - Cheshire Boundary (N River Dee) has been assessed and found to meet the purposes of a green barrier as defined in Planning Policy Wales. The permanent development of the site would also result in the loss of grade 2 BMW agricultural land.	The site should not be allocated for employment purposes and should remain as part of the Sealand - Cheshire Boundary (N River Dee) green barrier.
Deeside	DEE003	Land south of Converter Station, Weighbridge Road, DIP	3.41	Employment	Green	The candidate site formed part of a larger employment allocation in the UDP i.e. EM1(11) Land to the East of Shotton Paper, Deeside. The northern part of EM1(11) has permission for an Energy Recovery Facility (App. Ref. 50340) whilst the southern part has been developed for convertor station (App. Ref.: 050340). The candidate site, which is the residual part of EM1(11) will be carried over to the LDP as an employment allocation.	The site will remain as an employment allocation in the LDP.
Deeside	DEE004-AS	Shotwick Road 1	8	Service Station / Associated Facilities	Red	The candidate site is located between Deeside Industrial Park and the Flintshire / Cheshire County boundary and it is currently designated as green barrier land. Flintshire's green barrier designations have been reviewed as part of the LDP process and the Sealand - Cheshire Boundary (N River Dee) has been assessed and found to be meeting the purposes of a green barrier as defined in Planning Policy Wales. Development would also result in the loss of a large swathe of grade 2 BMV agricultural land. The submission proposes development on the back of the Welsh Government red route road scheme but there is no evidence yet that this will be delivered within the Plan period.	The site should not be allocated for roadside services and should remain as part of the Sealand - Cheshire Boundary (N River Dee) green barrier.

Deeside	DEE005-AS	Shotwick Road 2	16	Commercial	Purple	The candidate site is located between Deeside Industrial Park and the Flintshire / Cheshire County boundary and it is currently designated as green barrier land. Flintshire's green barrier designations have been reviewed as part of the LDP process and the Sealand - Cheshire Boundary (N River Dee) has been assessed and found to be meeting the purposes of a green barrier as defined in Planning Policy Wales. Development would also result in the loss of a large swathe of grade 2 BMV agricultural land. The submission proposes development on the back of the Welsh Government red route road scheme but there is no evidence yet that this will be delivered within the Plan period.	The site should not be allocated for a 'data centre' and should remain as part of the Sealand - Cheshire Boundary (N River Dee) green barrier.
Deeside	DEE006-AS	Shotwick Road 3	2	Hotel / conference facility	Amber	The candidate site is located between Deeside Industrial Park and the Flintshire / Cheshire County boundary and it is currently designated as green barrier land. Flintshire's green barrier designations have been reviewed as part of the LDP process and the Sealand - Cheshire Boundary (N River Dee) has been assessed and found to be meeting the purposes of a green barrier as defined in Planning Policy Wales. Development would also result in the loss of a large swathe of grade 2 BMV agricultural land. The submission proposes development on the back of the Welsh Government red route road scheme but there is no evidence yet that this will be delivered within the Plan period.	The site should not be allocated for a hotel / conference facility and should remain as part of the Sealand - Cheshire Boundary (N River Dee) green barrier.
Deeside	DEE007-AS	Shotwick Road 4	16	Employment	Purple	The candidate site is located between Deeside Industrial Park and the Flintshire / Cheshire County boundary and it is currently designated as green barrier land. Flintshire's green barrier designations have been reviewed as part of the LDP process and the Sealand - Cheshire Boundary (N River Dee) has been assessed and found to be meeting the purposes of a green barrier as defined in Planning Policy Wales. Development would also result in the loss of a large swathe of grade 2 BMV agricultural land. The submission proposes development on the back of the Welsh Government red route road scheme but there is no evidence yet that this will be delivered within the Plan period.	The site should not be allocated for commercial / employment uses and should remain as part of the Sealand - Cheshire Boundary (N River Dee) green barrier.

Deeside	DEE008-AS	Shotwick Road 5	4	Truck Stop	Red	The candidate site is located between Deeside Industrial Park and the Flintshire / Cheshire County boundary and it is currently designated as green barrier land. Flintshire's green barrier designations have been reviewed as part of the LDP process and the Sealand - Cheshire Boundary (N River Dee) has been assessed and found to be meeting the purposes of a green barrier as defined in Planning Policy Wales. Development would also result in the loss of a large swathe of grade 2 BMV agricultural land. The submission proposes development on the back of the Welsh Government red route road scheme but there is no evidence yet that this will be delivered within the Plan period.	The site should not be allocated for a truck stop / lorry park and should remain as part of the Sealand - Cheshire Boundary (N River Dee) green barrier.
Deeside	DEE009-AS	Shotwick Road 6	7.5	Housing	Red	The candidate site is located between Deeside Industrial Park and the Flintshire / Cheshire County boundary and it is currently designated as green barrier land. Flintshire's green barrier designations have been reviewed as part of the LDP process and the Sealand - Cheshire Boundary (N River Dee) has been assessed and found to be meeting the purposes of a green barrier as defined in Planning Policy Wales. Development would also result in the loss of a large swathe of grade 2 BMV agricultural land. The submission proposes development on the back of the Welsh Government red route road scheme but there is no evidence yet that this will be delivered within the Plan period.	The site should not be allocated for residential development and should remain as part of the Sealand - Cheshire Boundary (N River Dee) green barrier.
Dobshill	DOB001	Land west of Tregragon, Dobshill	0.29	Housing	Red	Small Site - The site does not comply with the Preferred Strategy as Dobshill is identified in the settlement hierarchy as a Tier 5 Undefined Village which does not have a settlement boundary. Dobshill is essentially a small settlement with ribbon development along each road radiating from the roundabout and is small in size and has a character, role and lack of services and facilities which does not warrant inclusion higher up in the settlement hierarchy. The site forms part of a larger field and is considered to relate more closely to the open countryside than to the built form and pattern of the settlement. and form and the lack of services and facilities. In 5th tier undefined villages only development which provides specifically for local needs will be allowed through sensitive infill or rounding off. Development proposals can be considered against the guidance in STR2.	That the site is not included in a settlement boundary.

Dobshill	DOB003	Wood House, south of Chester Road, Dobs Hill	2.69	Housing	Red	The site does not comply with the Preferred Strategy as Dobshill is identified in the settlement hierarchy as a Tier 5 Undefined Village which does not have a settlement boundary. Dobshill is essentially a small settlement with ribbon development along each road radiating from the roundabout and is small in size and has a character, role and lack of facilities and services which does not warrant inclusion higher up in the settlement hierarchy. The site forms part of a larger field and is considered to relate more closely to the open countryside than to the built form and pattern of the settlement. and form and the lack of services and facilities. The site comprises of a dwelling Wood House and its curtilage together with two large field parcels. It is considered to relate more closely to the open countryside and mature Price's Hill woodland to the south and east than to the built form and pattern of the settlement. In 5th tier undefined villages only development which provides specifically for local needs will be allowed through sensitive infill or rounding off. The site could potentially accommodate 80 dwellings which does not constitute infill or rounding off development and would be out of proportion with the size, character of Dobshill. Nevertheless, development proposals can be considered against STR2.	That the site is not allocated or included in a settlement boundary.
Dobshill	DOB004	former Depot, Chester Road, Dobshill	0.6	Housing	Red	The site now has planning permission for affordable housing as part of the SHARP scheme. However as planning permission was granted after 01/04/18 it cannot yet be treated as a housing commitment. Given that tier 5 settlements are no longer to have settlement boundaries the site will be shown as white land on the proposals map.	That the site be shown as white land on the proposals map
Drury / Burntwood	DRU001	Land at Bank Lane/Meadow Avenue, Drury	1.78	Housing	Amber	An outline planning application (058489) for the demolition of 81 Drury Lane and construction of up to 66 dwellings has been refused and a further planning application (060160) has been submitted and is presently under consideration. The site is within the settlement boundary and as such can be developed for housing subject to the highways issues and the details of the scheme being acceptable. Given that there are concerns about the manner in which the site is proposed for development in the planning applications (site boundary extending into green barrier and high density of development) it is not considered appropriate for the site to be presently allocated in the Plan. As the site lies within the settlement boundary, development proposals can be considered as a large windfall site against the Plan's framework of policies.	The site remains as white land in the settlement boundary.

Drury / Burntwood	DRU002	Land at Drury New Road, Drury	7.77	Housing	Amber	The site could deliver 233 units which represents a 36% growth level for Drury/Burntwood and such an increase would amount to significant growth for that settlement. This site is a large area of open countryside and there are constraints in terms of highway objections and biodiversity in relation to the proximity to the wildlife designation. The site forms an integral part of the open countryside which is designated as a green barrier between Drury/Burntwood and Buckley to the south west. Built development would undermine the function and openness of the green barrier, by resulting in the encroachment upon open countryside. The site extends away from the existing pattern of built development, development of this site would represent a significant intrusion into the open countryside and would be poorly related to the form and pattern of built development. It would also weaken the green barrier between Drury Burntwood and Buckley and would represent significant and harmful urban sprawl in an attractive rural landscape.	That the site is not considered suitable for an allocation.
Drury / Burntwood	DRU003	Land at Drury New Road, Drury	0.04	Housing	Red	Small Site - The site does not comply with the Preferred Strategy as it is divorced from the settlement boundary. Newlands is one of two large detached dwellings set within a wedge of open countryside on the eastern side of Drury New Road. The site comprises a small parcel of land adjacent to Drury New Road which is bounded to the north and east by DRU003. The site is approx 130m from the settlement boundary on the eastern side of Drury New Road and its inclusion within the settlement boundary would bring about the inclusion of intervening land which would result in ribbon development extending southwards along Drury New Road. The site is part of a green barrier between Buckley and Drury that has been reviewed and found to be necessary in this location as it seeks to prevent the coalescence of the two settlements. The creation of a pronounced ribbon of development would compromise the openness and integrity of the green barrier.	That the site is not included in the settlement boundary

Drury / Burntwood	DRU004	Bank Lane Holding, Drury Lane, Drury	3.23	Housing	Amber	<p>See DRU001 regarding the land to the west of Bank Lane. This candidate site also includes land on the north east side of Bank lane which does not relate as well to the form and pattern of built development and forms part of the open countryside which is also designated as a green barrier. This part of the site would extend a block of built development into the green barrier and would harm its openness. This is unnecessary as land on the western side of Bank Lane is already within the settlement boundary and planning permission has recently been allowed on appeal for up to 23 dwellings at Woodside Cottages, only a short distance to the north west of the candidate site. The Land to the north of Bank Lane should be retained within the green barrier</p>	That the southern portion of the site remain as white land in the settlement boundary and the north eastern part of the site should remain in the green barrier.
Drury / Burntwood	DRU005	Land adjacent to Vestalia, Dinghouse, Drury	1.3	Housing	Amber	<p>Planning permission has been granted on part of the site for the replacement of 4 existing dwellings with 4 new dwellings, on the basis that the scheme did not harm the openness of the green barrier. The green barrier designation is to retain the open nature of the countryside around Drury/Burntwood and to protect the open countryside between Drury/Burntwood and Ewloe. Although the A55 runs between the two settlements, the open view of the site from the A55(T) reinforces the sense of openness and the need to retain the green barrier. The inclusion of the whole site in the settlement boundary could result in a higher density of development across a larger piece of land and this would result in the loss of an important part of the green barrier. Further built development in this location would undermine the function and openness of the green barrier. The inclusion of the site within the settlement boundary is also inappropriate in that there is land at Bank lane already within the settlement boundary and planning permission for up to 23 dwellings on nearby land at Woodside Cottages.</p>	The site is not appropriate for a housing allocation or inclusion in settlement boundary.

Drury / Burntwood	DRU006	Newlands, Drury New Road, Drury	0.18	Housing	Red	<p>Small Site - The site does not comply with the Preferred Strategy as it is divorced from the settlement. Newlands is one of two large detached dwellings set within a wedge of open countryside on eastern side of Drury New Road. The site is approx. 90m from the settlement boundary on the eastern side of Drury New Road and its inclusion within the settlement boundary would bring about the inclusion of intervening land which would result in ribbon development extending southwards along Drury New Road. The site is part of a green barrier between Buckley and Drury that has been reviewed and found to be necessary in this location as it seeks to prevent the coalescence of the two settlements. The creation of a pronounced ribbon of development would compromise the openness and integrity of the green barrier.</p>	That the site is not included in the settlement boundary.
Drury / Burntwood	DRU007	Dingle Farm, Drury Lane, Drury	6.11	Housing	Amber	<p>This site of approx 6.1 ha would accommodate about 183 dwellings and would amount to significant growth for Drury Burntwood/ Buckley. This site is a large area of open countryside and there are important constraints in terms of highway objections and biodiversity as the southern half of the site is within the Buckley Claypits and Commons SSSI and the Deeside and Buckley Newt Sites SAC. The site forms an integral part of the open countryside which is designated as a green barrier between Drury/Burntwood and Buckley to the south west. Built development would undermine the function and openness of the green barrier, by resulting in the encroachment upon open countryside. The site extends away from the existing pattern of built development, development of this site would represent a significant intrusion into the open countryside and would be poorly related to the form and pattern of built development. It would also weaken the green barrier between Drury Burntwood and Buckley and would represent significant and harmful urban sprawl in an attractive rural landscape.</p>	The site is not appropriate for a housing allocation.
Drury / Burntwood	DRU008	Land south of Mornington Crescent, Drury	0.73	Housing	Amber	<p>This site is a large square shaped field in open countryside, does not relate well to the settlement form of Drury Burntwood and there are highways and biodiversity constraints.</p> <p>The site is designated as green barrier and forms an integral part of the open countryside between Drury/Burntwood and Buckley to the south west. Built development would undermine the function and openness of the green barrier, by resulting in the encroachment into open countryside. The other green barrier function in this location is to prevent the coalescence of Drury and Buckley.</p>	The site is not appropriate for a housing allocation

Drury / Burntwood	DRU009	Land at Woodside Cottages, Bank Lane, Drury	0.5	Housing	Amber	A recent application ref 058212 for the demolition of 1 and 2 Woodside Cottages and 23 new dwellings, on the candidate site and land to the north of it, was refused by Planning Committee and subsequently allowed on appeal. The site cannot be included as a housing commitment as planning permission was granted after the base date of 01/04/18 for the Plans housing balance sheet. The site therefore represents a windfall site.	That the site remains as white land in the settlement boundary.
Drury / Burntwood	DRU011	land north of Homeleigh, Lower Farm, Drury	9.67	Housing	Amber	Bank Lane forms a definite physical feature on the ground which creates a strong edge to the settlement boundary and to the green barrier designation. The site relates better to and forms an integral part of the open countryside and green barrier. The green barrier designation is to retain the open nature of the countryside around Drury/Burntwood to and to protect the open countryside between Drury/Burntwood and Ewloe from further encroachment. Built development in this location would undermine the function and openness of the green barrier. The scale of development proposed is considered inappropriate given the scale and character of this Tier 3 sustainable settlement, particularly when there are still opportunities for housing development within the settlement boundary (land at Bank lane and recent planning permission at Woodside Cottages).	The site is not appropriate for a housing allocation.
Drury / Burntwood	DRU012-AS	Land South of Drury Lane	8	Housing	Amber	This site of approx 7.9ha would accommodate about 237 dwellings and would amount to significant growth for Drury Burntwood given its status as a tier 3 sustainable settlement. The site relates poorly to the form and pattern of built development in the settlement and forms an integral part of the open countryside which is designated as a green barrier. The function of the green a barrier in this location is to protect open countryside from further built form and to avoid the coalescence of Drury/Burntwood and Buckley to the south and towards Dobshill to the east. The boundary to the rear of the properties along Rosewood Grove and Lon Waverney form a definite feature on the ground which creates a strong edge to the settlement and the green barrier boundary. Furthermore, it is unnecessary to go outside of the settlement boundary and into green barrier when when there are still opportunities for housing development within the settlement boundary (land at Bank lane and recent planning permission at Woodside Cottages).	The site is not appropriate for a housing allocation.

Drury / Burntwood	DRU013-AS	Bank Lane	0.7	Housing	Amber	<p>The woodland area forms a definite physical feature on the ground, creates a strong edge to the settlement boundary and to the green barrier designation. The site comprises an open paddock field which relates better to and forms an integral part of the open countryside and green barrier.</p> <p>The green barrier designation is to retain the open nature of the countryside around Drury/Burntwood and to protect the open countryside between Drury/Burntwood and Ewloe. Although the A55 runs between the two settlements Built development in this location would undermine the function and openness of the green barrier.</p>	The site is not appropriate for a housing allocation.
Drury / Burntwood	DRU014-AS	Burntwood Road / Wood Lane	1.5	Housing	Amber	<p>The site is part of an important nature conservation area , the Deeside and Buckley Newt Sites SAC and the Buckley Claypits and Commons SSSI as such should not be developed.The site adjoins the settlement boundary for Drury/ Burntwood to the rear of the properties along Burntwood Road which forms a definite physical feature on the ground, creates a strong edge to the settlement boundary. There is a change in character from the densely built up area within the settlement boundary to the open fields which relates better to and forms an integral part of the open countryside. This development of this site would represent a significant intrusion into the open countryside and would be poorly related to the form and pattern of built development.</p>	The site is not appropriate for a housing allocation.

Ewloe	EWL001	Land adj Rose Cottage, Green Lane, Ewloe Green	0.04	Housing	Red	<p>Small Site - The site does not comply with the Preferred Strategy as it is well divorced from the existing settlement boundary which is at the junction of Mold Road and Green Lane. The site was put forward as an omission site for housing as part of the UDP with the Inspector commenting 'This site is located some distance away from the settlement boundary and is subject to policies that relate to development in the countryside. Furthermore, the site is too small to be included as an allocation and there is no evidence to indicate what is meant by 'low cost housing' or how this would be achieved'. Even if the adjoining site (EWL016) was included within the settlement boundary it would not make good planning sense to include additional land on the northern side of Green Lane as it forms part of the wider agricultural landscape. If the site was developed on its own, it would extend an isolated group of dwellings thereby harming the character and appearance of open countryside and green barrier. Furthermore Highways officers have advised that the removal of the boundary hedge and localised road widening would be required across the site frontage and this would harm the character and appearance of the area.</p> <p>Part of the site also forms part of an area of semi natural ancient woodland and is in close proximity to a wildlife site.</p>	That the site is not included in the settlement boundary
Ewloe	EWL002	Land on south side of Stamford Way, Ewloe	2.53	Commercial	Grey	An appeal was initially dismissed for a fishery and touring caravan site on account of its impact on the open character and appearance of green barrier. Planning permission was subsequently granted for the fishery and recently an appeal was allowed in relation to the touring caravan element. It would be inappropriate for the LDP to allocate the site for any retail or tourism purposes as these would be more appropriately assessed through the development management process in the light of existing and emerging development plan policies and national guidance.	That the site is not suitable for consideration as an allocation.
Ewloe	EWL003	Land between Chapel House and Landsdowne, Mold Road, Ewloe Green	0.53	Housing	Red	The site does not comply with the Preferred Strategy as it is divorced from the settlement. The site relates poorly to the form and pattern of built development which comprises Ewloe / Ewloe Green. Allocation and development of the site would result in the intensification of an outlier of built development in a green barrier and result in urban encroachment which would harm the open character and appearance of the green barrier and undermine its function.	That the site is not suitable for consideration as an allocation.

Ewloe	EWL004	Land off Old Hall Road/Greenhalls Avenue, Ewloe	1.98	Housing	Grey	Planning permission has been granted on appeal for residential development. Since then progress has been made in discharging pre-commencement conditions and development commenced. The site will therefore be treated as a housing commitment and it would be inappropriate to include in the Plan as a housing allocation.	That the site is included in the settlement boundary and treated as a housing commitment.
Ewloe	EWL005	Land west of Kearsley Farm, Ewloe	10	Housing	Amber	Development of the site would represent a significant encroachment into open countryside and also weaken the gap between Ewloe and Hawarden, thereby undermining two of the functions of the green barrier. The site involves the loss of best and most versatile agricultural land and has access difficulties. It would be inappropriate to allocate such a large incision into open countryside and green barrier.	That the site is not suitable for consideration as an allocation.
Ewloe	EWL006	Land adj Gateway to Wales Services - A55/A494 Ewloe	4.32	Employment	Purple	<p>The proposal seeks the development of the site as a high quality, high profile business village based on its proximity to the conflux of the extended motorway system, the direct access off the A55 and the disbenefits to the present operators at the roadside services from customers being unable to return to Deeside.</p> <p>The County has a portfolio of employment land in terms of location, size and type. The site is only 6km away from the site of the Warren Hall Business Park which has the benefit of planning permission and investment in an upgraded interchange where direct access to the eastbound and westbound A55 exists. The Warren Hall site is more sustainably located in that it lies directly on a bus route, is adjacent to the edge of Broughton and in close proximity to Penyffordd / Penymynydd where new housing development has been / is taking place. The submission site has poor pedestrian linkages and is not close to existing bus services. Whilst it has a frontage onto the A55 to give it market appeal, it does not represent a particularly sustainable location in terms of accessibility by employees. It is also possible that the appeal of the road frontage is offset by its proximity to a landfill site and other heavy industry nearby.</p> <p>In absence of specific evidence to demonstrate that a further high quality employment site is necessary, it is considered that Warren Hall is both sequentially and sustainably preferable.</p>	That the site is not considered necessary or suitable for allocation for employment

Ewloe	EWL007	Land between Old Aston Hill and A494, Ewloe	8.37	Housing	Amber	Despite the urban context for the site, it has the character and appearance of a swathe of open countryside between existing ribbon development and the A494(T). There are concerns about accessing the whole of the site and uncertainty also exists in terms of the multiple ownerships of the site and possible implications for delivery. Welsh Government has now announced its intention with regards to a new link road to the A55, rather than improvements to the A494(T). Nevertheless, it is unclear whether land will still need to be safeguarded for any future road improvements. In this context it would be prudent to retain the site as a future option, rather than seeking small piecemeal developments.	That the site is not suitable for consideration as an allocation.
Ewloe	EWL008	Orchard Lea, Mold Road, Ewloe Green	0.28	Housing	Red	Small Site - The site does not comply with the Preferred Strategy as it is well divorced from the settlement boundary which is at the junction of Mold Road and Green Lane. The small meadow lies at the western edge of a small outlier of residential development. Development of the site would extend this outlier of residential development further away from the settlement of Ewloe / Ewloe Green. Furthermore its inclusion in the settlement boundary would result in the need to include substantial areas of intervening land which would bring pressure for ribbon development, contrary to national planning policy. Development would harm the open character and appearance of open countryside and the green barrier. Highways officers have advised the site is only suitable for limited development if served from Orchard Lea on a private driveway. Green Lane is unsuitable to cater for this level of additional development.	That the site is not considered suitable for inclusion in settlement boundary
Ewloe	EWL009	Lansdowne, Mold Road, Ewloe Green	0.78	Housing	Red	The site does not comply with the Preferred Strategy as it is physically divorced from the form and pattern of built development which comprises Ewloe / Ewloe Green. Allocation and development of the site would create an outlier of built development within a green barrier and result in urban encroachment which would harm the open character and appearance of the green barrier and undermine its function.	That the site is not suitable for consideration as an allocation
Ewloe	EWL010	Boars Head, Holywell Road / Old Mold Road, Ewloe	0.25	Housing	Grey	Small Site - The former pub site is too small to be considered as an allocation. Development proposals can be considered against the existing policy framework in the UDP or new policy framework in LDP. In this context outline planning consent has been granted for housing (054163) and detailed planning permission has since been granted. The site will therefore be a commitment within the Plan's housing supply.	That the site is shown as a housing commitment.

Ewloe	EWL011	Transport Yard, Old Aston Hill, Ewloe	1	Housing	Amber	The site is being promoted as having an existing use which is intrusive and detrimental to the amenity of nearby residential properties. The existing commercial use is well screened by vegetation along the western boundary and the site is not readily visible from the road. However, built development in the form of housing would be much more visible in the landscape and would appear as an outlier of built development which is quite divorced from the settlement pattern. This built development would harm the open character and appearance of open countryside and the green barrier (see green barrier review).	That the site is not suitable for consideration as an allocation.
Ewloe	EWL012	Land east side Old Liverpool Road, Ewloe Green	1.7	Housing	Red	The site does not comply with the Preferred Strategy as it is physically divorced from the form and pattern of built development which comprises Ewloe / Ewloe Green. Allocation and development of the site would create an outlier of built development within a green barrier and result in urban encroachment which would harm the open character and appearance of the green barrier and undermine its function.	That the site is not suitable for consideration as an allocation.
Ewloe	EWL013	Wood Lane, Hawarden	0.89	Housing	Green	In UDP the bulk of the site is white land with the rear (eastern) part of the site allocated for a community facility. The development of this small site is acceptable in principle subject to detailed arrangements to ensure that land is safeguarded to enable the subsequent erection of a community centre. The Council has granted planning permission for a housing development and for land to be provided to facilitate the erection of a community centre. The latter will be safeguarded in the Plan to enable the future provision of a community facility.	That part of the site be allocated for a community facilityand the remainder shown as white land within the settlement boundary.
Ewloe	EWL014	Land to west of Kearsley Farm, Ewloe	10	Housing	Amber	Development of the site would represent a significant encroachment into open countryside and also weaken the gap between Ewloe and Hawarden, thereby undermining two of the functions of the green barrier. The site involves the loss of best and most versatile agricultural land and has access difficulties. It would be inappropriate to allocate such a large incursion into open countryside and green barrier.	That the site is not suitable for consideration as an allocation.
Ewloe	EWL015	Land at Old Hall Road, Ewloe	1.97	Housing	Grey	planning permission granted on appeal for residential development	That the site is included within the settlement boundary and shown as a housing commitment.

Ewloe	EWL016	Land to the rear of Rose Villa, Green Lane, Ewloe Green	4.36	Housing	Amber	<p>The size and shape of the site result in a poor relationship with the form and pattern of built development. The site forms part of a swathe of open countryside extending away from the settlement and is open in character and appearance and is more closely related to open countryside than to the settlement. The development of the site would harm the openness of the green barrier.</p>	That the site is not suitable for consideration as an allocation.
Ewloe	EWL017	Land west of Hilltop Close and south of Holywell Road, Ewloe	7.55	Housing	Amber	<p>The site represents an extension of built development into open countryside and green barrier. However, the outer edge of the site has an irregular shaped which follows existing hedgerow boundaries, rather than creating artificial, straight line boundaries. This should help soften the edge of built development within the landscape.</p> <p>In terms of the green barrier, there is little likelihood of direct coalescence between Ewloe and Northop Hall / Connha's Quay. To the west of the site is New Inn Brook which is well defined physical feature in the form of a wooded valley which is also recognised as being a wildlife site and ancient woodland. In conjunction with the need to keep a buffer zone between this feature and built development, it represents a firm and defensible barrier to the expansion of this part of the settlement.</p> <p>Consideration is also given to the site being developed in conjunction with EWL020 which is located between the south eastern edge of the site and existing built development at Greenville Avenue and Green lane. This ensures a more logical extension to the existing form and pattern of built development and also allows the provision of an secondary vehicular access onto Green lane.</p> <p>The site, in conjunction with EWL020 is considered suitable for consideration as an allocation.</p>	That the site (in conjunction with EWL020) is suitable for consideration as an allocation.
Ewloe	EWL018	Wood Lane, Ewloe	0.24	Community Facility	Green	<p>Small Site - see EWL013 - Planning permission has been granted for residential development whereby a legal agreement secures land for the erection of a community facility. It is therefore proposed that the northern part of the site is allocated in the Plan and safeguarded to enable the development of a community facility.</p>	See EWL013 - That land is allocated for a community centre.

Ewloe	EWL020	Land adjacent and including Ivy Cottage, Green Lane, Ewloe Green	2.42	Housing	Amber	The need for highway improvements at the junction of Mold Road and Green Lane is likely to make this site unsuitable for allocation on its own. However, the site represents a well-defined and logical extension to the form and pattern of built development in the settlement. It could be developed in conjunction with EWL017 whereby the owner of EWL017 is providing a small parcel of land on the south west side of Green Lane (part of EWL016) to enable road improvements to enable the provision of a satisfactory vehicular access as well as delivering wider community benefits of an improved junction between Green lane and Mold Rd. The green barrier will be commented on as part of the green barrier review but the release of the site from the green barrier will not undermine its wider function. The site is considered to be suitable as an allocation in conjunction with EWL017.	That the site is suitable for consideration as an allocation in conjunction with EWL017.
Ewloe	EWL021	Penarlag CP School, Ewloe	1.04	Settlement Boundary	Amber	The submission is not actively seeking the development of the site as it is in active use as a playing field in connection with the school. The submission is seeking only the inclusion of the playing fields within the settlement boundary. The site, when looked at in plan form, might appear to be a rounding off by continuing the line of development to the west of the school. However, the school site itself, with the exception of the school buildings, which are to the front of the site, is predominantly open in character and appearance. It would be inappropriate to include the site within the settlement boundary.	That the site is not included within the settlement boundary.
Ewloe	EWL022	Ewloe Green CP School	0.88	Settlement Boundary	Amber	The submission is not actively seeking the development of the site as it is in active use as a playing field in connection with the school. The submission is seeking only the inclusion of the site within the settlement boundary. The site, when looked at in plan form, might appear to be a rounding off by continuing the line of development to the east and west of the school. However, the school playing fields relate closely to the character and appearance of adjoining swathes of open countryside. It would be inappropriate to include the site within the settlement boundary.	That the site is not included within the settlement boundary.
Ewloe	EWL023	Land south of Kearsley Avenue, Ewloe	1.87	Housing	Amber	The development of this site would breach a well defined edge to the settlement of Ewloe and harm open countryside and result in the potential loss of grade 2 / 3a agricultural land. Development would also significantly reduce the gap between Ewloe and Hawarden and would undermine the strategic function of the green barrier.	That the site is not suitable for consideration as an allocation.

Ewloe	EWL024-AS	South of A55, Ewloe Green	2.6	Transport	Purple	<p>The proposal seeks the development of the site as employment and for road improvements. However, given the announcement of the preferred red route, the implications for the need for improvements at this location are presently unclear.</p> <p>The County has a portfolio of employment land in terms of location, size and type. The site is only 6km away from the site of the Warren Hall Business Park which the benefit of planning system and investment in an upgraded interchange where direct access to the eastbound and westbound A55 exists. The Warren Hall site is more sustainably located in that it lies directly on a bus route, is adjacent to the edge of Broughton and in close proximity to Penyffordd / Penymynydd where new housing development has been / is taking place. The submission site has poor pedestrian linkages and is not close to existing bus services. Whilst it has a frontage onto the A55 to give it market appeal, it does not represent a particularly sustainable location in terms of accessibility by employees. It is also possible that the appeal of the road frontage is offset by its proximity to a landfill site and other heavy industry nearby.</p> <p>In absence of specific evidence to demonstrate that a further high quality employment site is necessary, it is considered that Warren Hall is both sequentially and sustainably preferable. There is also presently uncertainty about the need for land to facilitate junction improvements.</p>	That the site is not considered necessary or suitable for allocation for employment or for transport improvements.
Ewloe	EWL025-AS	Mare Hey Lane	1.4	Housing	Amber	<p>The site is divorced from built development to the west by intervening land. Although this is in the same ownership as the alternative site, Mare Hey Lane is unsuitable to provide vehicular access to the site. The only other possible access is via the one-way HGV testing facility and this is not considered to be acceptable. Furthermore, there is still uncertainty over the implementation of the red route and whether there will be any localised improvements to junctions on the A494(T). In the light of these considerations it is premature to be considering a housing allocation on this site.</p>	That the site is not considered suitable as a housing allocation.

Ewloe	EWL026-AS	Sea View Farm, off Liverpool Road, Aston Hill	60	Housing	Amber	The site comprises a strip of agricultural land along its western edge but the bulk of the site comprises woodland and wetland which is designated as a Wildlife Site. Development of the site would remove this wildlife and landscape feature. Development would also appear as prominent in the landscape, being poorly related to development at Aston and to development on the south side of Old Aston Hill.	That the site is not considered suitable as a housing allocation.
Ffynnongroyw	FFY001	Land opposite Former Vicarage, Llinegr Hill, Ffynnongroyw	0.83	Housing	Red	The site does not comply with the Preferred Strategy as it is physically divorced from the main form and pattern of built development which comprises Ffynnongroyw. Allocation and development of the site would create an outlier of built development and result in urban encroachment which would harm the open character and appearance of the countryside at this location.	That the site is not suitable to be allocated.
Ffynnongroyw	FFY002	Land to the west of Llinegr Hill, Ffynnongroyw	2.67	Housing	Red	The site does not comply with the Preferred Strategy as it is physically divorced from the main form and pattern of built development which comprises Ffynnongroyw by virtue of a mature woodland belt which runs between the settlement boundary and the northern boundary of this site. Allocation and development of the site would create an outlier of built development and result in urban encroachment which would harm the open character and appearance of the countryside at this location.	That the site is not suitable to be allocated.
Ffynnongroyw	FFY003	Land adjoining Llinegr, Garth Lane, Ffynnongroyw	3.25	Housing	Red	The site does not comply with the Preferred Strategy as it relates poorly to the existing settlement form and is physically divorced from the main form and pattern of built development which comprises Ffynnongroyw by Linegr Hill and the sporadic ribbon development opposite the site. Allocation and development of the site would create an outlier of built development and result in urban encroachment which would harm the open character and appearance of the countryside at this location.	That the site is not suitable to be allocated.

Ffynnongroyw	FFY004	Land between A548, Main Road and Fairfield Avenue, Ffynnongroyw	0.52	Housing	Amber	The site is already within the settlement boundary of Ffynnongroyw and surrounds a pair of semi-detached properties (Gorwel and Mayfair). Beyond these to the west is residential development on Fairfield Avenue and to the east it is bounded by a play area, bowling green and a terrace of residential development Maes y Gloywr. The settlement is identified as a Sustainable Village where the spatial strategy is in favour of allocating land for new development. Although in principle, the site could be allocated for and accommodate 15 dwellings, the site is in an area of flood risk where a greenfield site would not be able to meet the justification tests in TAN15. There may be a need to improve access visibility requirements.	That the site is not suitable to be allocated but remains as white land within the settlement boundary.
Ffynnongroyw	FFY005	Land east of tennis courts, Main Road, Ffynnongroyw	1.13	Housing	Amber	The site is quite well related to the built form of the settlement being bounded by residential development to the south (Edward Terrace) and to the east (Mornant Avenue) To the north it is contained by the A548 dual carriageway to the east is a mixture of recreational uses. Despite being sustainably located adjacent to the settlement access to the site would require the demolition of buildings in a Conservation Area to facilitate development. The predicted loss of Grade 3a agricultural land together with the issue of flood risk, whereby a greenfield site would not be able to satisfy the justification tests in TAN15, mitigates against allocating this site for housing.	That the site is not suitable to be allocated.
Ffynnongroyw	FFY006	Land adjacent Elsinore, Fairfield Avenue, Ffynnongroyw	0.93	Housing	Amber	Given the open character of the two parcels of land immediately to the east and west this site relates better to the open countryside. Consequently these areas together contribute to the setting of the settlement which for the most part is a designated Conservation Area. Despite being sustainably located adjacent to the settlement access to the site is unsuitable unless developed in conjunction with sites FFY004 or FFY007. There is restricted visibility at the junction of Fairfield Avenue and it is considered unsuitable for additional traffic. The predicted loss of Grade 3a agricultural land together with the issue of flood risk, whereby a greenfield site would not be able to meet the justification tests in TAN15, mitigates against allocating this site for housing.	That the site is not considered suitable for allocation.

Ffynnongroyw	FFY007	Land to the west of Fairfield Avenue, Ffynnongroyw	1.26	Housing	Amber	Given the open character of the two parcels of land immediately to the east this site relates better to the open countryside. Consequently these areas together contribute to the setting of the settlement which for the most part is a designated Conservation Area. Despite being sustainably located adjacent to the settlement The predicted loss of Grade 3a agricultural land together with the issue of flood risk, whereby a greenfield site would not meet the justification tests in TAN15, mitigates against allocating this site for housing.	That the site is not considered suitable for allocation.
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Flint	FLI001	Old Papermill Lane, Oakenholt	0.12	Housing	Grey	<p>Small Site - The site lies at the northern end of Old Papermill lane and to the south of the papermill and is well divorced from the settlement boundary at the eastern edge of Flint. Inclusion of the site within the settlement boundary would necessitate not only the inclusion of the paper mill but also the inclusion of a swathe of open countryside. The Plan cannot allocate such small pieces of land, in any event, as it falls below the threshold of 10 units for a 'large' site.</p> <p>The site was considered as an omission site in the UDP Inquiry with the Inspector commenting 'This site is a considerable distance from the Flint settlement boundary adjacent to a small isolated group of houses and the paper mill. The plan only allocates sites that are capable of accommodating 10 or more dwellings and the site is therefore too small to be allocated. The submissions regarding the infill nature of any development are matters for the development control process and do not justify the allocation of this land'.</p> <p>Given the amount of land available with planning consent at Croes Atti, in close proximity to the site, there is considered to be no justification for extending built development further eastwards into open countryside and green barrier. Furthermore, two appeals in relation to residential development have been dismissed. A further refusal of a two pitch gypsy / traveller site been allowed on appeal with the Inspector commenting 'Overall, I find that the need for additional gypsy pitches within the area and the personal circumstances of the appellant and his extended family, together amount to very exceptional circumstances. The potential for harm to the green barrier and the countryside is clearly outweighed by these other considerations. As a result of this a permanent permission is justified and there is no need to consider the merits of a temporary permission as discussed at the hearing'. The Inspector granted permission for permanent occupation of the site.</p> <p>Given the planning history of the site it is clear that permanent built development on the site would be harmful and it would therefore be inappropriate for the LDP to seek to facilitate further more intensive development of the site.</p>	That the site is not included in the settlement boundary
Flint	FLI002	Pandy Garage, Chester Road, Oakenholt	0.49	Housing	Grey	Site is big enough to be allocated but is also within settlement boundary where in principle residential development is acceptable. Site granted outline planning permission subject to the completion of S106 obligation at planning committee on 23rd March 2016 - application 054077 refers.	Retain the site as white land within the settlement boundary.

Flint	FLI003	Land at Coed Onn, Oakenholt	40.67	Housing	Amber	<p>Despite partially adjoining the settlement boundary this 40 ha site forms an intrinsic part of the open countryside to the east and south east of the town. Development would result in approximately 1200 dwellings which would be significantly harmful to the character and appearance of the open countryside. Moreover development on this scale would be tantamount to a key Strategic Site and the Plan intends to make provision for two such sites at the Northern Gateway and Warren Hall. Given the amount of land available with planning consent at Croes Atti, in close proximity to the site, there is considered to be no justification for extending built development further to the south and east into open countryside on the scale proposed. In addition development would result in the loss of the best and most versatile agricultural land contrary to national planning policy. Highways has stated that the site has frontages with A548 Chester Road and Coed Onn Road. Suitable for development in part only – subject to a Transport Assessment. Part of the site could be accessed through the Croes Atti development; roads have been laid out to accommodate this. However Full development of this site is likely to generate additional traffic on Croes Atti Road and Allt Goch Lane which are considered unsuitable.</p>	That the site is not considered suitable for allocation
Flint	FLI005	Land adjoining Manor Estate, Flint	1.58	Housing	Red	<p>The site is located in the open countryside. It is physically divorced from the settlement boundaries of both Bagillt and Flint. There is a partial urban context to the site by virtue of residential development to the east and north beyond which is the Manor Park Industrial Estate alongside the A548 coast road. Across Coleshill Road to the west is a field parcel associated with Bedol Farm. The site is closer to the settlement boundary of Bagillt but is currently separated from it. Development of the site on its own would consolidate the freestanding residential development adjacent to the A548 which is contrary to national planning guidance. Part of the site is grade 2 agricultural land and highways consider access to the site to be unsuitable due to there being no direct access available from Oak Grove. Coleshill Road is an unadopted lane and not suitable for additional traffic. Holywell Street, passing the site, is subject to a 40mph speed restriction; it is not possible to provide appropriate visibility splays to the right on exit. The site is isolated from community facilities.</p>	That the site is not considered suitable for allocation

Flint	FLI006	Leadbrook, Oakenholt, Flint	4.08	Mixed Use	Red	<p>The site is put forward for mixed use development consisting of housing and light industrial uses. However no details accompany the submission in terms of the number of dwellings envisaged or the type and floorspace of industrial units proposed. The site is separated from the settlement boundary of Flint to the west. Development of the site would represent an illogical extension to Flint as it would require the intervening land between Croes Atti and Leadbrook Drive to also be included in the settlement boundary. This would result in housing extending beyond a ribbon of development located alongside this rural lane and potentially bring residential development adjacent to the employment activities at the Paper Mill with the resulting potential unacceptable amenity impacts. In addition and as acknowledged by the UDP Inspector this Candidate Site is one of three field parcels which is clearly rural in character and forms part of the wider open countryside to the south of the A548. Allocating the site would consolidate ribbon development on Leadbrook Drive contrary to national planning guidance and result in an isolated pocket of development away from the defined settlement.</p>	<p>That the site is not considered suitable for allocation</p>
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Flint	FLI007	Land at Northop Road, Flint	9.35	Housing	Amber	<p>The site has an urban relationship by virtue of residential development on two sides together with the nursing home complexes and Flint High School on the opposite side of Northop Road. In this context it is therefore considered to relate well to the existing built form of this part of the settlement. Following a review of the green barrier around Flint the site was allocated for housing in the Deposit UDP having regards to the then need for future housing development in the town and potential improvements to the road network as a consequence of that development. In essence the site has been considered to be acceptable in principle for development. However a decision was made to delete the housing allocation at Northop Road from the Flint Inset Map (21) and amend the settlement boundary accordingly. The reason for this was to have regard to the increased capacity at the Croes Atti site and to prevent an unacceptable level of growth for Flint over the Plan period. The residential element of the mixed use development has commenced at Croes Atti and the rate of development has picked up recently following a slow start and the site is likely to be completed in 2-3 years.</p> <p>Highways are generally supportive of development on the site but have stated that subject to Transport Assessment it would appear possible to construct a junction or roundabout on Northop Road that would be appropriate to serve a development of this size however careful consideration would need to be given to the existing petrol filling station. Halkyn Road is considered unsuitable for any additional traffic in the vicinity of the site boundary. More recently, two planning applications have been submitted for housing development by Anwyl and Edwards Homes and this demonstrates the sites viability and deliverability. In principle the site is suitable to be considered as a possible housing allocation.</p>	<p>That the site is considered suitable as a housing allocation. That the site is included in the plan in combination with site FLI015 as one allocation for 170 units.</p>
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Flint	FLI008	Land at Bryn Farm, Holywell Road, Flint	28.41	Mixed Use	Amber	<p>This large roughly L shaped area of land was initially put forward as a mixed use scheme consisting of retirement village of approximately 55 units together with employment land if required. As regards the employment element the findings of the Employment Land Review (undertaken as part of preparing the LDP) has indicated that no new additional employment sites are required for the Plan period. In view of this the promoter of the site is now seeking all of the land to be allocated for residential use. Despite this site lying adjacent to the settlement boundary it is separated from the bulk of the town centre facilities by the Aber Park Industrial Estate and the edge of centre Flintshire Retail Park. Similarly the site is poorly related to the well established residential areas of the town again by the intervening Kimberley Clark complex, a mature woodland and the Cemetery to the north of Royal Drive. Consequently it is considered that this large site relates better to the area of open countryside to the west of the town. As part of a strategic review of the green barrier it is clear that the green barrier, as presently defined, does not reflect its title in that it does not extend up to the edge of Flint. The Employment Land Review has concluded that there is no need for additional employment land allocations in the Plan period, and the need for a north westwards expansion of employment land does not presently exist. This area of land on the edge of the industrial estate is open in character and undeveloped, with the exception of Bryn Farm, which sits comfortably within its agricultural landscape setting. Being alongside the A548 Coast Road it is also prominent and open in character, yet is excluded from the present green barrier. It is considered that the green barrier should be extended south eastwards up to the present settlement boundary.</p>	That the site is not considered suitable for allocation
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Flint	FLI009	Mountain Park Hotel & Golf Course, Northop Road, Flint	20.82	Housing	Red	The site does not comply with the Proposed Strategy as it is divorced from the town of Flint to the north by an intervening area all the way up to the southern edge of the settlement. Development of this site would result in an isolated pocket of development away from the defined settlement together with a resultant illogical settlement boundary. Given the location of the site along side one of the primary routes when entering /leaving the town, built development on it would be prominent and visually damaging. Given that the green barrier here seeks to manage the urban form of Flint Town by resisting inland expansion towards Flint Mountain and directing future development in Flint to the south eastern edge of the town, the development of the site would undermine the objectives of the green barrier in managing the urban form of urban areas and assist in protecting the open countryside from encroachment.	That the site is not considered suitable for allocation
Flint	FLI010	Land south side of Chester Road, Oakenholt (site A)	1.02	Housing	Red	The site does not comply with the Proposed Strategy as it is physically divorced from the form and pattern of built development which comprises of ribbon development at Oakenholt and Flint town to the west. Allocation and development of the site would create an isolated form of built development within the open countryside designated as green barrier and result in urban encroachment which would harm the character and appearance of the green barrier.	That the site is not considered suitable for allocation
Flint	FLI012	Land at Glantraeth Farm, Chester Road, Oakenholt (Site B)	3.97	Housing	Red	The site does not comply with the Proposed Strategy as it is physically divorced from the form and pattern of built development which comprises of ribbon development at Oakenholt and Flint town to the west. Allocation and development of the site would create an isolated form of built development within the open countryside and result in urban sprawl which would harm the character and appearance of the open countryside. Highways object to development of the site on the basis that it is an isolated site which borders a high speed dual carriageway and it appears impracticable to construct an appropriate access.	That the site is not considered suitable for allocation

Flint	FLI013	Land west of Rockcliffe Lane, Chester Road, Oakenholt (Site C)	2.7	Crematorium	Grey	<p>Whilst the site is being put forward as an allocation for a Crematorium there is no evidence or detail contained in the submission that indicates that it is a firm proposal or that there is a need for such a facility at this location. Development on this site is likely to have an impact on the open character of the green barrier. Planning permission has been previously refused elsewhere in the green barrier at Starkey Lane, Northop on the basis that it had not been demonstrated that there were no other sites outside the green barrier that could meet the need. Should a need be identified on this site then any formal planning application will be considered against the prevailing development plan policies and national planning guidance.</p> <p>However given that a new Crematorium facility is nearing completion at Kelsterton Lane/Oakenholt Lane it is not considered that a need exists at this time. In addition highways object to development of this site and stated that due to the alignment of the A548 past the site and limitations of the Rockcliffe Lane junction, it is considered that the site is not appropriate to cater for the additional traffic likely to be generated by development.</p> <p>The A548 past the site is a dual carriageway, subject only to the national speed limit. The road junction is a cross road situation serving Rockcliffe Lane and Oakenholt Farm on one side and a private drive to Glantraeth Farm on the opposite. The layout of the junction does not conform to the current standards set out in the Design Manual Roads and Bridges, TD 41/95 and TD 42/95. The junction is provided with inadequate deceleration/stacking/turning lengths which could result in right turning vehicles slowing or even stopping in the outside lane of the dual carriageway. Due to the curvature of the road at this location there is inadequate stopping sight distance for any following vehicle; approximately 180m available compared with a requirement for 295m. There is also inadequate forward sight distance for drivers of vehicles making the right turn, this being in the order of 200m compared to a requirement of 295m.</p>	That the site is not considered suitable for allocation
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Flint	FLI014	Land west of Greenbank Drive, Flint	3.69	Housing	Amber	The site consists of two field parcels of which the dividing boundaries are characterised by mature trees and hedgerows. The site forms an intrinsic part of the wider open countryside which adjoins this part of the town leading up to and including the golf course at Cornist Park to the north west and down to Swinchard Brook to the south east. The existing settlement boundary is very well defined and defensible, running along the residential curtilages of the properties at Bryn Glas, Greenbank Drive and Willow Drive. Allocating the site for housing would result in a form of development protruding beyond the well established settlement boundary, which would not be in keeping with the existing pattern of development for this part of the settlement. In addition to the loss of grade 2 agricultural land highways object to development on the basis that there is already an excessive number of properties that are reliant upon access via Halkyn Street or Old London road.	That the site is not considered suitable for allocation
Flint	FLI015	Land adj Bod Hyfryd Nursing Home, Northop Road, Flint	0.86	Housing	Green	The site is located on the southern boundary of Flint within a semi rural area alongside the A5119 Northop Road to the east. There is residential development together with Flint High School to the north, a garage and filling station to the east and open agricultural land to the south and west. This site was proposed as part of a larger allocation in the deposit UDP and was subsequently deleted (with the exception of a small parcel to the west of Halkyn Road) on account of the overall scale of development being provided for in Flint by the Plan. In doing so the Inspector also agreed that the site remain outside the green barrier whereby the LDP could consider it as part of the future strategy for the town. The fact that the Council previously allocated this site and the land to the west suggests that it is considered to be a sustainable location. However the site is prominently located adjacent to one of the main approach roads into Flint from the A55. On its own it is not considered to represent a logical extension to the town effectively resulting in a ribbon type form of development stretching along Northop Road. In conjunction with the larger site though, it represents a logical urban extension to the town and is considered to be suitable as an allocation.	That the site is not considered suitable for allocation in isolation but that in conjunction with the adjoining site (FLI007) is considered to be suitable as an allocation. That the site is included in the plan in combination with site FLI007 as one allocation for 170 units.

Flint	FLI016	Land north of Coed Onn Farm, Flint	8.67	Housing	Amber	<p>This site forms part of a larger candidate site submission (FLI003 refers). Despite partially adjoining the settlement boundary this site forms an intrinsic part of the open countryside to the east and south east of the town and part of the wider open countryside to the south of Coed Onn Road. Development would therefore result in an incursion which would be harmful to the character and appearance of the open countryside. Given the amount of land available with planning consent at Croes Atti, in close proximity to the site, there is considered to be no justification for extending built development further to the south and east into open countryside. Part of the site alongside the brook is identified as a C2 area of floodrisk within which vulnerable development should not be allowed. Highways consider the site to be unsuitable on the basis that development of this site is likely to generate additional traffic on Coed Onn Road and Allt Goch Lane which are considered unsuitable. The only means of access to the site would be through the Croes Atti development.</p>	That the site is not considered suitable for allocation
Flint	FLI017	Headlands Food, Unit 29, Castle Park Industrial Estate, Flint	2.32	Mixed Use	Amber	<p>The site is submitted as a mixed use scheme comprising commercial/leisure/employment (30 - 50,000sq ft) uses and housing - 20 no flats. This brownfield site former Headlands Food factory is within the settlement boundary of Flint and within a designated Principal Employment Area. Therefore development such as commercial, employment and leisure is normally considered to be acceptable in principle. However as regards the employment element of the submission the findings of the Employment Land Review (undertaken as part of preparing the LDP) has indicated that no new additional employment sites are required for the Plan period. In respect of a residential use the site lies within a zone C2 flood risk area which is undefended and where PPW and TAN15 seek to avoid highly vulnerable development.</p>	That the site is not considered suitable for allocation but should remain within the settlement boundary and the Principal Employment Area.

Flint	FLI018	Land west of Nos. 1 to 52 Leadbrook Drive, Flint	4.84	Housing	Amber	<p>This site forms part of a larger candidate site submission (FLI003 refers). Despite adjoining the settlement boundary to the north west this site forms an integral part of the open countryside on the south eastern edge of the town and part of the wider open countryside to the south of the access track leading to Little Leadbrook Farm. Development would therefore result in an incursion which would be harmful to the character and appearance of the open countryside. Given the amount of land available with planning consent at Croes Atti, in close proximity to the site, there is considered to be no justification for extending built development further to the south and east into open countryside. In addition development would result in the loss of the best and most versatile agricultural land contrary to national planning policy. Highways stated that access to the site is potentially suitable subject to a transport assessment and that it is assumed that this site would be accessed through the approved Croes Atti development. Leadbrook Drive is considered unsuitable as a means of vehicular access to the site but may be required as an emergency access point along with foot and cycleway provision. A planning application (052566) for 120 dwellings was validated on 22/08/14 and is still under consideration and this must question the viability and deliverability of the site. In this context it is not considered suitable to be an allocation.</p>	That the site is not considered suitable for allocation
Flint	FLI019	Land east of Coed Onn Farm and west of Leadbrook Drive, Flint	8.2	Housing	Amber	<p>This site forms part of a larger candidate site submission (FLI003 refers). Despite partially adjoining the settlement boundary this site forms an intrinsic part of the open countryside to the east and south east of the town and part of the wider open countryside to the south of Coed Onn Road. Development would therefore result in an incursion which would be harmful to the character and appearance of the open countryside. Given the amount of land available with planning consent at Croes Atti, in close proximity to the site, there is considered to be no justification for extending built development further to the south and east into open countryside. In addition development would result in the loss of the best and most versatile agricultural land contrary to national planning policy. Highways stated that access to the site is potentially suitable subject to a transport assessment and that it is assumed that this site would be accessed through the approved Croes Atti development. Leadbrook Drive is considered unsuitable as a means of vehicular access to the site but may be required as an emergency access point along with foot and cycleway provision.</p>	That the site is not considered suitable for allocation

Flint	FLI020	Land adjoining Wentworth Lodge, Papermill Lane, Flint	0.03	Housing	Red	<p>Small Site - The site is located at the junction of Paper Mill Lane and Old Paper Mill lane and is well divorced from the settlement boundary of Flint at the junction of the A548. Inclusion of the site within the settlement boundary would necessitate not only the inclusion of the paper mill but also the inclusion of a swathe of open countryside. Given the amount of land available with planning consent at Croes Atti, in close proximity to the site, there is considered to be no justification for extending built development further eastwards into open countryside and green barrier.</p> <p>Highways Officers have advised that the provision of a footway over the frontage onto Papermill Lane and the provision of adequate junction visibility will reduce the developable area.</p> <p>An appeal for the erection of a single dwelling was dismissed on 19/04/17 with the Inspector commenting 'The appeal site is largely overgrown and somewhat unkempt, nevertheless it is part of the spacious setting of this settlement. It provides an important role in the gradual transition from the open countryside to the built up form that defines the settlement edge, which taken together with the gardens of 11 and 12 Paper Mill Lane provides a sense of openness, making a positive contribution to the character of the area'.</p>	That the site is not included in the settlement boundary
Flint	FLI021	Land between 417 and 419 Chester Road, Oakenholt	2.77	Wildlife Centre	Purple	<p>The site is physically divorced from the form and pattern of built development which comprises of ribbon development at Oakenholt and Flint town to the west. In the absence of any firm proposals for a wildlife centre it is considered inappropriate to allocate the site. Such a use would not necessarily be incompatible given the adjoining SPA, SAC and SSSI - subject to compliance with development plan policies. However as regards the employment/commercial elements of the submission the findings of the Employment Land Review (undertaken as part of preparing the LDP) has indicated that no new additional employment sites are required for the Plan period.</p> <p>Allocation and development of the site would create an isolated form of built development within the open countryside and result in an illogical settlement boundary together with urban sprawl which would harm the character and appearance of the open countryside.</p>	That the site is not considered suitable for allocation.

Flint	FLI022-AS	Adj Flint High School / Plas y Mynydd Field, Northop Road	4.8	Housing	Amber	<p>The settlement boundary for this part of Flint is very well defined by the rear properties on Maes Teg, Min Awel and Tudor Avenue. The school playing fields provide a distinct character break on the eastern side of Northop Road between built development and open countryside. The character of the site is essentially rural containing mature trees along the eastern and southern boundary. Development of this L shaped site would result in an illogical and contrived settlement form protruding beyond the existing development at this part of the town. In addition the site forms part of a larger area of green barrier which at this location seeks to manage the urban form of Flint Town by resisting inland expansion towards Flint Mountain and directing future development in Flint to the south eastern edge of the town, the development of the site would undermine the objectives of the green barrier in managing the urban form of urban areas and assist in protecting the open countryside from encroachment.</p>	That the site is not considered suitable for allocation.
Flint	FLI023-AS	Flint Mountain to Flint, Accra y Fan	0	Recreation		<p>Site for protection - The submission proposes an upgrade of existing tracks and paths to a recreation and Active Travel route. The route commences at a minor track on the south side of Flint off Min Awel and cuts across country to possible points on the northern edge of Flint Mountain (one at the northern end of Y Waen and one at the northern end of Pentre Hill adjacent to a chapel). None of the proposed route is an existing public right of way.</p> <p>The suggested route is not included in the existing Active Travel proposals but there is clear merit in the suggested link, and consideration can be given as part of Active Travel Review in 2020. Consideration can also be given to the route as part of Rights of Way Improvement Plan.</p> <p>The submission provides no details as to ownership nor to funding and delivery. Although the suggestion has merit, it would be inappropriate to seek to safeguard land in the LDP for a route when there is no certainty as to funding and deliverability.</p>	That the proposed route is not safeguarded in the Plan.

Flint Mountain	FMTN001	Adj Hafod, Pentre Hill, Flint Mountain	0.17	Housing	Amber	<p>Small Site - The site is too small to be considered as an allocation, particularly as the proposal is only for a single dwelling. Development proposals can be considered against the existing policy framework in the UDP or new policy framework in LDP. Policy HSG3 seeks to monitor and control growth (in category C settlements) whereby additional housing is to meet a proven local need and in the LDP policy STR2 seeks to bring about local needs housing in Tier 4 settlements. Several planning applications have been refused on the site as the proposals have not sought to meet a proven local need. The site should remain as white land within the settlement boundary and any subsequent planning applications considered against the policy framework in force at that time.</p>	That the site remain as white land within settlement boundary.
Flint Mountain	FMTN002	Land adj Ysgol Maes Edwin, Pentre Hill, Flint Mountain	1.54	Housing	Red	<p>The Plan does not identify housing allocations in tier 4 Defined Villages and the site therefore does not comply with the Preferred Strategy. The settlement boundary in the vicinity of the site is considered to be well defined by existing estate type development to the north and east of the objection site and the school buildings. The site is divorced from the form and pattern of built development by School Lane, the school playing field and a farm access track. With the exception of the school buildings, the remaining school land is set within a larger agricultural field. The site is considered to be more closely related to the wider open countryside than it is to built development. The inclusion of the site within the settlement boundary would result in a large block of development on the edge of the settlement extending into open countryside with a poor relationship with the existing settlement form.</p>	That the site is not allocated or included in the settlement boundary.

Flint Mountain	FMTN003	Land at Pentre House, Pentre Hill, Flint Montain	0.5	Housing	Red	The Plan does not identify housing allocations in tier 4 Defined Village and therefore the site does not comply with the Preferred Strategy. The settlement boundary is considered to be logical and defensible, following the well defined boundaries of the gardens of adjacent dwellings. The eastern part of the site is open in character and appearance, thus forming an important part of the green barrier between Flint and Flint Mountain. It is considered to relate more closely to the character and appearance of open countryside than to the built pattern of development. Given the topography of the site, development would have a detrimental effect on the character and appearance of the locality. There is an existing vehicular access serving the outbuildings to the north of Pentre Terrace and another vehicular access serving Pentre Terrace itself. Both accesses are narrow, slope down steeply from the road and have extremely poor visibility at the junction with Pentre Hill which itself is narrow and steeply sloping. Pentre Hill passing the site is narrow and devoid of footways.	That the site is not allocated or included in the settlement boundary.
Flint Mountain	FMTN004	Land at Waen Farm, Y Waen, Flint Mountain	1.56	Housing	Red	The Plan does not identify housing allocations in tier 4 Defined Villages and the site does not therefore accord with the Preferred Strategy. The settlement boundary follows a clear, firm and logical boundary for this part of the village. Apart from the farm house and outbuildings (which are within the existing settlement boundary) the site sits comfortably within open countryside. This site could potentially accommodate 46 dwellings. Development on this scale would result in a large block of housing extending significantly beyond the existing settlement boundary to the detriment of the character and appearance of both the open countryside and this part of the settlement. Highways has confirmed that the road giving access to the site is subject to a New Street Order that directly impacts on a section of the site frontage. No development of the land can commence until such time as this section of road is brought up to standard. Y Waen is currently considered to be unsuitable to cater for additional traffic due to its limited width, lack of footway and lack of street lighting.	That the site is not allocated or included in the settlement boundary.

Flint Mountain	FMTN005	Land west of Waen y Balls Farm, Y Waen, Flint Mountain	0.38	Housing	Red	The Plan does not identify housing allocations in tier 4 Defined Village and the site does not therefore comply with the Preferred Strategy. The settlement boundary near the site follows the rear gardens of properties on Bryn Eglys and on Y Waen. Being rural in character it relates more closely to open countryside than it does to the form and pattern of built development. It is part of the green barrier between Flint and Flint Mountain to prevent the coalescence of the two settlements and encroachment into open countryside. The site and land to the north and west is considered to form a key part of the green barrier. Development would represent encroachment into open countryside which would weaken the green barrier.	That the site is not allocated or included in the settlement boundary.
Flint Mountain	FMTN006	Ysgol Maes Edwin, Flint Mountain	0.21	Settlement Boundary	Amber	<p>Small Site - The site features a hedgerow boundary alongside School Lane and to the north east is bounded by the school yard. The site has no physical boundary to the south east or south west as it forms part of the school playing field. Although the site is part of the school grounds it is open in character and is more closely associated with open countryside comprising flat agricultural land, than it is to the form and pattern of built development.</p> <p>The submission seeks the inclusion of the site within the settlement boundary and does not propose development. Nevertheless, the inclusion of land within a settlement boundary does bring with it an expectation that development will be acceptable in principle, subject to it meeting other policy requirements and development management considerations. The future of the school is a matter for the education authority.</p> <p>The site has no physical boundaries along two frontages as it forms part of the school playing field. The present settlement boundary is well defined by the edge of the hardstanding at the rear of the school building. There are no logical planning arguments which would support the extension of this settlement boundary to follow an artificial line through the middle of a playing field.</p>	That the site is not included in the settlement boundary.
Garden City	GAR002	Sealand CP School, Garden City	0.95	Settlement Boundary	Amber	The school buildings are within the settlement boundary whereas the school playing fields are sandwiched between the settlement boundary and the Northern Gateway mixed use strategic site allocation. The school and its playing fields are therefore part of a much broader urban area. Retaining the playing fields as white land outside of the settlement boundary, but also outside of the Northern Gateway strategic site allocation boundary affords it protection as open space.	That the school playing fields remains as white land outside the settlement boundary and the strategic site boundary.

Garden City	GAR003	Land adj RAF Camp, Green Lane, Sealand	93.04	Leisure / Commercial	Amber	The site extends significantly into open countryside to the east of the A494(T). The land is green barrier and the development of a theme park would clearly harm its openness as well as involve the loss of a significant area of best and most versatile agricultural land. It would be inappropriate to allocate such a large area of land for a proposed use which is based on so little information.	That the site is not considered suitable for allocation.
Gorsedd	GOR001	Bod Gwilym, Gorsedd	0.1	Housing	Amber	<p>Small Site - The site is too small to be considered as an allocation, particularly as the proposal is only for a single dwelling. Development proposals can be considered against the existing policy framework in the UDP or new policy framework in LDP.</p> <p>The site is already within the UDP settlement boundary. However, as part of the Settlement Audit work, Gorsedd has been placed in the 5th tier of the Settlement Hierarchy as an Undefined Village on account of its small size, character and form, role and level of facilities and services. Such Undefined Villages do not have a defined settlement boundary.</p> <p>Any planning application for a dwelling would have to be determined against Policy STR2 which seeks to ensure local needs housing in Undefined Villages either through infill development or rounding off.</p>	That the site is not included in a settlement boundary.
Gorsedd	GOR004	The Cedars, Gorsedd	1.39	Housing	Red	The site does not comply with the Preferred Strategy as it lies adjacent to the settlement boundary of Gorsedd which is a Tier 5 settlement which has no settlement boundary and where no new allocations will be made. Housing development will be limited to small scale and sensitive infill development or rounding off where local needs affordable housing is provided. This site is 1.39 ha and at a density of 30 dwellings per hectare would create approximately 40 dwellings which is inappropriate for the settlement and location of the site. A footpath runs through the site and a further footpath runs along the eastern boundary and in addition to this, Highways have advised that it is not possible to provide the required visibility splay to access the site. There is a bronze age round barrow immediately to the east of the site and therefore the potential for archaeology within the site. The site lies on the approach to the village from the south west and the land rises up within the site which would make any development on the site highly visible.	That the site is not allocated or included in a settlement boundary.

Gorsedd	GOR005	Land north east of Old Toll Cottage, Saith Ffynnon, Gorsedd	0.15	Housing	Red	<p>Small Site - The site does not comply with the Preferred Strategy as it lies some 550m to the north of the settlement of Gorsedd in open countryside. The LDP is unable to allocate such small sites for development as they are subject to consideration as part of the development management process against existing national and local planning policies. To include the site within a settlement boundary would necessitate the inclusion of intervening land which could result in ribbon development contrary to national planning policy. The development of the site on its own would result in sporadic development in the open countryside, contrary to established planning principles.</p> <p>In the new settlement hierarchy Gorsedd is a Tier 5 'Undefined Village' and therefore does not have a settlement boundary. Highways Officers consider the site unsuitable as it is isolated, has no footway provision and the road is subject to the national speed limit and not possible to provide visibility splays of 2.4x210m. A 150m sight line is available to the west but only 90m available to the east with the removal of boundary hedges.</p>	That the site is not included in a settlement boundary
Greenfield	GRE001	Land rear of Tai Drill, Rayon Rd, Bagillt	0.4	Housing	Amber	This site is located within the UDP settlement boundary and could be brought forward for development outside of the LDP process. It is situated within the settlement boundary for Greenfield which follows the pattern of built form whilst allowing some opportunities for windfall sites, such as this, to come forward.	That the site be retained as white land inside the settlement boundary.

Greenfield	GRE002	Tan y Felin, Greenfield	8.7	Housing	Amber	<p>Greenfield benefits from services and facilities primarily along the B5121 but also in the nearby Holywell town centre, which has led to Greenfield being classified as a Local Service Centre in the LDP. This candidate site has attracted market interest in recent years but an outline application has stalled due to constraints such as the site's topography, access to facilities, and market attractiveness. However a major housebuilder is now demonstrating fresh impetus into bringing the site forward for housing. On this basis the site is considered suitable for allocation in the absence of sequentially preferable sites in Greenfield. In principle the site is considered suitable as an allocation but that concerns about viability and deliverability prevent it from being allocated. A further consideration is that the development of such a large greenfield site could prejudice the delivery of both an existing permitted greenfield site in Holywell and the brownfield site at Lluesty Hospita. In this context it is not considered appropriate to allocate the site.</p>	The site is considered suitable as an allocation.
Greenfield	GRE003	Lower Greenfield Valley	1.27	Leisure		<p>Protection site - The line of the former railway running from the foot of the Greenfield Valley to the main railway line, Greenfield Dock and coastal path is part of the Greenfield Valley designation associated with policy T10 of the UDP.</p> <p>The potential of creating an off-road link is recognised, and consideration is being given to commissioning a feasibility study to investigate a cycle link. However, there are no known firm plans or schemes in place for this to be delivered. Development plans should only safeguard land for specific proposals where there is certainty that a scheme can be implemented or at least commenced during a plan period.</p> <p>It is proposed that the present policy T10 is carried over into the LDP. The policy recognises the landscape, nature conservation and historic value of the park and its tourism potential and seeks to ensure that any development proposals respect these considerations. It would be reasonable for the policy and its explanation to be amended slightly to ensure the role (existing and potential) of the Valley in linking together communities, features and attractions is also recognised.</p>	That policy T10 and the associated designation be carried over into the LDP but that the policy be amended to include reference to the linkage role / potential of the Greenfield Valley.

Greenfield	GRE004	Land south side railway line, adj Dock Road, Greenfield	0.17	Railway Station	Amber	<p>Small Site - The site comprises part of an existing scrapyard adjacent to the railway line. It is accessed off Station Road on its western boundary whilst to the north is vegetation alongside the railway. The site is dissected by a railway bridge which carries Dock Road.</p> <p>The site is used as a scrapyard and there is no indication that it is either available or suitable for a railway station. There is also no evidence that a railway station at Greenfield is necessary or feasible in terms of funding, customer numbers, impact on journey times / speeds etc.</p> <p>The former railway station lies to the west of the proposed site, at the end of Station Lane and could also provide an option for a future station. However, although some discussions have taken place in regard to a new station at Greenfield, in the absence of evidence, justification and established proposals for a new station, it would be inappropriate to make an allocation in the Plan. Only sites which are realistic and likely to be delivered within the Plan period should be allocated in a development plan. The site is within the settlement boundary and proposals for a new station could be considered against national and local planning policies.</p> <p>Highways Officers consider that this is potentially suitable subject to a Transport Assessment. Access is available from Station Road however capacity on Station Road is limited. Appropriate car / bus / cycle parking / waiting / turning facilities would need to be provided.</p>	That the site is not allocated for a railway station
Greenfield	GRE005	Greenfield Dock	0.3	Tourism	Green	<p>The candidate site forms part of the UDP employment allocation EM1(14) Greenfield Business Park, Phase II, Greenfield' which is due to be rolled forward into the LDP. The site comprises contaminated brownfield land which is available for development but has attracted limited interest. The loss of employment land to other uses can be allowed provided certain tests are satisfied and generally speaking tourism proposals are looked upon favourable due to the benefits they bring to the local economy.</p>	The site could be considered for tourism use outside of the plan making process.

Greenfield	GRE006	Land at Former Textile Mill, Holywell	2.39	Tourism	Green	The site should not be allocated for a mixed use proposal as there are doubts that the complex mechanisms for delivery can be overcome. The site will therefore be recommended to be an unallocated brownfield site in the open countryside where any proposals for the site can be judged in that context.	That the site should be de-allocated.
Greenfield	GRE007	former Arquest Playing Field, Greenfield	1.18	Green Space		Site for Protection - The site comprises a football pitch being located adjacent to the A548 and within an industrial area. Green spaces are not normally designated outside settlement boundaries as policies which seek to safeguard open countryside provides protection. However, this is not a typical open countryside location in that it is located between the A548 and coastal railway line and within an area of industrial development. The site is a well-used local facility for a local club and also offers a visual amenity within a largely built up area. In this context it is considered appropriate for the green space designation to be carried over into the LDP.	That the existing green space designation is carried over into the LDP
Greenfield	GRE008	Land west of Greenhill Farm, Bryn Celyn, Greenfield	11.48	Housing	Amber	Greenfield benefits from services and facilities primarily along the B5121 but also in the nearby Holywell town centre, which has led to Greenfield being classified as a Local Service Centre in the LDP. However the candidate site lies on the south western side of the settlement but it is not well related to the existing built development. The site is better associated in character to the open countryside surrounding the settlement. To include the candidate site within the settlement would result in an illogical settlement boundary and represent an intrusion into the open countryside. The site would have a poor relationship to the existing settlement pattern and form.	That this site is not suitable for allocation.
Greenfield	GRE009	Land south west of School Lane, Greenfield	0.98	Housing	Amber	The candidate site was identified within the UDP as a community facility allocation for a cemetery extension. The need for that cemetery extension still exists and will therefore be safeguarded in the Plan.	That the site should be allocated for a community facility.
Greenfield	GRE010	Coed Mawr Market Site, Greenfield	7.5	Leisure and tourism	Amber	The candidate site has a history of commercial uses, in particular a Sunday market. Generally speaking tourism proposals are looked upon favourable due to the benefits they bring to the local economy, provided that they satisfy the Plans policy framework. It would be inappropriate to allocate the site specifically for tourism use when a range of suitable uses on a brownfield site could be considered on their individual merits.	That the site remain as white land outside the settlement boundary..

Greenfield	GRE011	Land at Bryn Celyn, Greenfield Road, Holywell	2.3	Housing	Red	The site does not comply with the Council's Preferred Strategy as it is divorced from the settlement and development would result in urban sprawl in an area of open countryside. Consequently the site has not been the subject of a detailed assessment.	The site is not considered suitable as an allocation.
Greenfield	GRE012-AS	Greenhill Farm	0.2	Housing	Red	<p>The site does not comply with the Council's Preferred Strategy as it is divorced from the settlement and development would result in urban sprawl in an area of open countryside. Consequently the site will has not been the subject of a detailed assessment.</p> <p>The site lies within a swathe of open countryside between the settlement boundaries of Holywell and Greenfield which are presently well defined. Between the site and the nearest settlement boundary at Greenfield is a belt of woodland. Although there is some built development in the vicinity of the site, it is sporadic and fragmented. The inclusion of the site within the settlement boundary of either settlement would require the inclusion of intervening land, which would not be appropriate. Development would merely add to the sporadic nature of existing development and harm the character of the locality. It would not be appropriate to include the site within the settleemnt boundary.</p>	That the site is not included in the settlement boundary.
Greenfield	GRE013-AS	West of Greenfield, CH8 7QA	3.6	Housing	Amber	Greenfield benefits from services and facilities primarily along the B5121 but also in the nearby Holywell town centre, which has led to Greenfield being classified as a Local Service Centre in the LDP. However the candidate site lies on the south western side of the settlement but it is not well related to the existing built development. The site is better associated in character to the open countryside surrounding the settlement. To include the candidate site within the settlement would result in an illogical settlement boundary and represent an intrusion into the open countryside. The site would have a poor relationship to the existing settlement pattern and form.	That the site is not suitable for allocation.
Greenfield	GRE014-AS	Greenfield House, Greenfield Road	0.5	Housing	Amber	Whilst the site is located in the existing Greenfield settlement boundary there are issues to be resolved primarily relating to the fact that Greenfield House is a listed building, that bring into question the suitability and deliverability of residential use on the site. On this basis the site is not suitable for allocation as any development proposals are more appropriately pursued through the development management system.	That the site is not suitable for allocation.

Greenfield	GRE015-AS	Coed Mawr, Mostyn Road	6.5	Mixed Use	Amber	<p>There are a variety of constraints on this site which bring into the question whether it would be appropriate to allocate the site for a mixed use. Nevertheless, development proposals would be more appropriately considered as part of the development management process.</p>	That the site is not considered suitable for an allocation.
Gronant	GRO001	Land between and to rear of Parkfield and Pen-y-Cefn, Llanasa Road, Gronant	1.08	Housing	Amber	<p>The site is located within the settlement boundary in the east of the village. Generally new development may be acceptable in principle. Although in principle, the site could be allocated for and accommodate 30 dwellings the whole site is a designated green space L3(82) in the UDP and is therefore protected by virtue of Policy L3. The green space contains a number of mature trees within the site and if developed would have a significant impact upon these natural features and the green space itself. No objections were made in relation to this designation as part of preparing the UDP. Outline PP refused in 2008 on the basis of loss of greenspace/lack of information regarding impact upon on site wildlife habitats and lack of provision of affordable housing as required by UDP Policy HSG10. In addition highways stated that Llanasa Road is subject to a 30mph speed restriction but it does not appear possible to provide appropriate (2.4x43m) visibility splays from the site.</p> <p>Due to the limited width and lack of pedestrian facilities, Llanasa Road is considered unsuitable for a significant increase in vehicular traffic.</p> <p>In this context it is considered that the site should remain within the settlement boundary as a green space.</p>	That the site is not allocated

Gronant	GRO002	Ysgol Gronant	1.26	Settlement Boundary	Amber	The submission is not actively seeking the development of the site as it is in active use as a school with its associated playing field. The submission is seeking the inclusion of the school building itself together with only a part of the school playing field within the settlement boundary (i.e that area of playing field between the school building and the ribbon of development to the east) Inclusion of the majority of the playing field to the north of the building between which there is no discernible boundary is not being sought. In previous plans school sites on the edge of settlement boundaries have not been included within settlement confines and it is considered this approach to be appropriate for the LDP. The submission is made on the basis that the school site may become redundant in future. There is no proposal to close the school however if this materialised in the future the footprint of the school building itself would constitute brownfield land on the edge of a settlement. Given that the playing fields are predominantly open in character and appearance it would be inappropriate to include them within the settlement boundary. Redrawing the settlement boundary just to include the school building would result in a contrived and illogical boundary to the settlement.	That the site is not included within the settlement boundary.
Gronant	GRO003	East of Gronant Hill, Gronant	0.94	Housing	Green	The site is located on the north western edge of Upper Gronant. The site was previously allocated in the UDP for housing and supported by the inspector following the inquiry. The site now benefits from a detailed planning permission as part of the SHARP programme for 41 dwellings (058304). Consequently it should be shown as a housing commitment.	That the site be shown as a commitment.
Gwaenysgor	GWAE001	Land at Cae Gwyn, Gwaenysgor	1.72	Housing	Red	The site does not comply with the Council's Preferred Strategy due to the position of the settlement in the settlement hierarchy. In the context of the Settlement Audit work, Gwaenysgor has been identified as a Tier 5 Undefined Village without a settlement boundary due to its small size, lack of facilities and services and historic character and location within the AONB. Policy STR2 of the LDP limits development to infill and rounding off provided that it meets local needs. The site would represent a scale of development which would not represent either of the prescribed forms of development. Rather, it would harm the character and appearance of the settlement and its landscape setting.	That the site is not allocated or included in a settlement boundary.

Gwernaffield	GFD001	Land adj Copy Farm, Gwernaffield Rd, Gwernaffield	3.04	Mixed Use	Red	<p>With the exception of land and buildings at Copy Farm, the bulk of the site lies outside but adjoining the settlement boundary of Gwernaffield which is a Tier 4 Defined Village, where new allocations will not be made in accordance with policy STR2. The site therefore does not comply with the Preferred Strategy wherein housing allocations are not made in Tier 4 settlements.</p> <p>The 3.04ha site could potentially deliver 90 dwellings, although the allocation seeks a mix of housing and employment. Whatever the mix of development, it represents a large site which is considered to be out of scale with the settlement and the limited range of facilities and services which the settlement offers. Such a scale of development is not considered to represent sustainable development.</p> <p>The Employment Land Study has established that there is no need for further employment allocations in the County as there is a sufficient range of employment allocations in terms of type, scale and location and this is supported by a large number of Principal Employment Areas.</p> <p>At present there is a well defined edge to the eastern part of Gwernaffield created by the block of built development on the south side of Gwernaffield Rd and the ribbon of development on the north side of Gwernaffield Rd. By contrast the candidate site would extend built development further eastwards away from the well defined edge to the settlement. The site then cuts across country north westwards towards residential development at Llyn Bedw off Church Rd. This represents a large swathe of land which if developed would harm the form and pattern of development in the village. Such a large site would be entirely inappropriate to include within the settlement boundary.</p> <p>A planning application for up to 80 dwellings and a convenience store is (059396) is presently under consideration.</p>	That the site is not considered to be suitable to be allocated or included in the settlement boundary.
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Gwernaffield	GFD002	Land opposite Bwlch y Ddeufrynn, Cilcain Road, Gwernaffield	0.52	Housing	Red	<p>The site lies adjacent to the western edge of the settlement boundary of Gwernaffield which is a tier 4 Defined Village in the LDP. Given that the Plan does not make housing allocations in Tier 4 settlements the site does not comply with the Preferred Strategy.</p> <p>The edge of Gwernaffield is presently well defined by the straight line block of development at The Links and the line of a public right of way. Beyond this edge is a broadly triangular shaped wedge of woodland which separates the housing from the golf course to the west. The land also slopes upwards with the result that any development on it would be very prominent. Development would take the form of a belt of built development which would relate poorly to the present form and pattern of development and harm open countryside.</p>	That the site is not considered suitable to be allocated or included in the settlement boundary.
Gwernaffield	GFD003	East side of Rhydymwyn Road, Gwernaffield	0.61	Housing	Red	<p>The site lies in an open countryside location divorced from the settlement and does not therefore accord with the Preferred Strategy. Furthermore, housing allocations are not made in tier 4 Defined Villages.</p> <p>The site lies approximately 180m to the north of the settlement boundary on Rhydymwyn Rd. The site has an irregular shape and development would result in isolated development unrelated to the form and pattern of deveopment in the settlement and would harm open countryside. The site is also unsuitable in terms of access being off a narrow lane with no footways or lighting. The site could not be included in the settlement boundary as it would result in the need to include intervening land. The existing settlement boundary is well defined, particularly on the eastern side of the road, by a small block of woodland.</p>	That the land is not considered suitable to be allocated or included in the settlement boundary.

Gwernaffield	GFD004	Land east of the Vicarage, Ciclain Road, Gwernaffield	1.16	Housing	Red	<p>The site adjoins the settlement boundary of Gwernaffield which is a tier 4 Defined Village where new allocations will not be made in accordance with policy STR2. The site therefore does not comply with the Preferred Strategy.</p> <p>The site adjoins the eastern edge of the settlement on the south side of Cilcain Road. The settlement boundary is presently well defined by the existing development at the High Park Estate. Although the Vicarage is included in the settlement boundary, it represents a distinct character change from the estate type development to the west. Development on the site would relate poorly to the form and pattern of existing development in the settlement.</p> <p>The site was considered as an omission site in the UDP where the Inspector noted the 'contribution that site makes to the setting of the village and the landscape which would be likely to be lost along the roadside' and concluded that the settlement boundary in this location had 'firm defensible boundaries'. It would be inappropriate to include the site in the settlement boundary.</p>	That the site is not considered suitable to be allocated or included in the settlement boundary.
Gwernaffield	GFD005	Land ad Church Farm, Gwernaffield	3.86	Housing	Red	<p>The site lies outside but adjoining the settlement boundary of Gwernaffield which is a Tier 4 Defined Village where new allocations will be made. The site therefore does not comply with the Preferred Strategy wherein housing allocations are not made in Tier 4 settlements.</p> <p>The 3.86ha site could potentially deliver 114 dwellings, which represents a large site which is considered to be out of scale with the settlement and the limited range of facilities and services which the settlement offers. Such a scale of development is not considered to represent sustainable development.</p> <p>The settlement boundary along the southern edge of the settlement is presently well defined by three blocks of estate type housing development which create a fairly consistent settlement boundary. By contrast, the elongated site would result in a large block of development extending away from the present form and pattern of development. To include the site in the settlement boundary would result in development extending southwards as far as the Pant y Buarth crossroads. which would harm the form and pattern of development in the village as well as open countryside. Such a large site would be entirely inappropriate to include within the settlement boundary.</p>	That the site is not considered suitable to be allocated or included in the settlement boundary.

Gwernaffield	GFD006	Gwernaffield CP School	1.77	Settlement Boundary	Amber	<p>The submission is not actively seeking development of the scheme but is seeking to include the school and its grounds within the settlement boundary. The settlement boundary along the northern edge of this part of the settlement is well defined by existing estate type housing development at Y-Waen. The school building is set towards the western edge of the school grounds and is also separated from housing development to the south of open land alongside the access. It does not relate well to the form and pattern of development in the settlement. The suggested settlement boundary does not follow any feature on the ground and follows a notional line across the site. The inclusion of the school buildings themselves would produce a contrived settlement boundary whilst including the school grounds, as suggested, would not result in a firm and defensible settlement boundary. The settlement boundary should remain as presently defined.</p>	<p>That the site is not included within the settlement boundary.</p>
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Gwernaffield	GFD007	Bryn Bellan, Bryn Road, Gwernaffield	0.53	Employment	Red	<p>The site does not comply with the Preferred Strategy as it is located in open countryside some 800m to the north west of the settlement boundary. It comprises part of the garden area to a dwelling Bryn Bellan. The site itself comprises a small irregular shaped parcel of land stretching some 130m northwards from the road. It is bounded by hedgerows and mature trees and forms an attractive feature within this area of open countryside.</p> <p>The submission seeks the allocation of land for a new building to accommodate office, showroom and storage in connection with Indigo Awnings which has an industrial unit on Stephen Gray Road in Mold. It is not within the remit of the LDP to allocate such small sites in open countryside locations, particularly when the Employment Land Study has established that there is no need for further employment allocations given the amount and range of Employment sites in terms of location, size and type, in addition to the identification of numerous Principal Employment Areas. There is considered to be sufficient scope for such a facility to be located in a defined settlement or employment area. There appears to be no locational or other exceptional reason for the facility to be located on this site other than the owner of Indigo Awnings owns the adjacent house. The development of a free standing employment facility is not justified in this location and will harm open countryside. A planning application (058645) for the facility was refused on 23/08/19.</p> <p>The site is served by a narrow road with no footways or lighting and is not considered suitable to serve employment development,</p>	That the site is not allocated for employment development.
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Gwernymynydd	GYM001	Land to east of Waverley, Gwernymynydd	0.55	Housing	Red	<p>The site adjoins the settlement boundary of Gwernymynydd which is a tier 4 Defined Village where new housing allocations will not be made. The site does therefore not accord with the Preferred Strategy.</p> <p>Gwernymyndd has a linear shape, strung out along the A494(T). The site sits above a number of detached properties which themselves are located above the A494(T). The triangular shaped site is relatively well defined by trees along its rear boundaries but it would introduce built development in an elevated position. The lane serving the site is considered unsuitable to serve any additional development due to the limited width and gradient and it does not appear practicable to bring this up to adoptable standard. It is therefore not appropriate to be included within the settlement, particularly when other land is already available within the settlement boundary on the opposite side of the A494(T).</p>	<p>That the site is not considered suitable to be allocated or included in the settlement boundary.</p>
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Gwernymynydd	GYM002	Land rear of Rosemount, Gwernymynydd	0.21	Housing	Amber	<p>Small Site - The site lies to the south of an existing bungalow adjacent to which is a plot with planning permission for a single dwelling. The site comprises a small paddock bounded to the south by hedgerow and outbuildings. To the west is a linear woodland, and to the east is an unmade track beyond which is scrub vegetation.</p> <p>The existing dwelling Rosemount lies at the western end of a ribbon of built development along the southern side of the A494(T). The planning permission for a single dwelling will extend this ribbon further westwards, although this plot and Rosemount is set above and back from the main road. The site is well contained being bounded by woodland belts to the west and east and the site forms part of an open 'island' of grazing land set within this woodland. Although there is residential development 'in depth' to the east (Bryn Eithin and Llys Enfys) this is lower than the site, separated by a steep bank and woodland belt. Although the site adjoins an existing and proposed dwelling it is considered to relate more closely to open countryside than to the form and pattern of built development.</p> <p>Although the applicant promotes a maximum of 3 dwellings (one of which could be an affordable unit), the site is capable of accommodating some 6 dwellings. It would result in a pressure for development which would appear as an 'island' of development and not form a logical extension to the settlement. The extant planning permission is considered to form the logical extent of built development in the settlement. Further extensions of built development on the site and beyond would be harmful to the character and appearance of open countryside and the AONB.</p> <p>Highways Officers consider the site to be unsuitable as there is no suitable access to the adopted highway.</p>	That the site is not included in the settlement boundary.
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Gwernymynydd	GYM003	Llys Newydd, Gwernymynydd	1.59	Housing	Red	<p>The site adjoins the settlement boundary of Gwernymynydd which is a tier 4 Defined Village where new housing allocations will not be made. The site does therefore not accord with the Preferred Strategy.</p> <p>In addition to this there is an earthwork which would need assessment and Environmental Health have advised that there is likely to be lead and heavy metals on the site from former mining activities. In terms of access, the site would have to be accessed via the trunk road and this would require agreement from the Welsh Government. It is therefore not appropriate to be included within the settlement boundary or allocated, particularly when other land is already available within the settlement boundary on the opposite side of the A494(T).</p>	That the site is not considered suitable to be allocated or included in the settlement boundary.
Gwernymynydd	GYM004	Land to the rear of Uwch y Dre, Gwernymynydd	0.87	Housing	Red	<p>The site adjoins the settlement boundary of Gwernymynydd which is a tier 4 Defined Village where new housing allocations will not be made. The site does therefore not accord with the Preferred Strategy.</p> <p>Highways have advised that the site access is unsuitable given the road network which would be used to access the site. In addition to this the land has high agricultural land value. The site also lies within a green barrier where development would harm its openness and reduce the narrow gap between Gwernymynydd and Mold. It is therefore not appropriate to be included within the settlement boundary or allocated.</p>	That the site is not considered suitable to be allocated or included in the settlement boundary.

Gwernymynydd	GYM005	Land at Swan Lane, Gwernymynydd Farm, Gwernymynydd	0.24	Housing	Amber	<p>Small Site - The site is broadly triangular in shape and is bounded by Swan Lane and the access track to Gwernymynydd Farm to the south and by the hedgerow to the adjacent property, Bwthyn Gwyn to the west. The eastern boundary is a track leading to a detached bungalow Lynwood and this track separates the site from the remainder of the field.</p> <p>The site lies at the end of a ribbon of development along the eastern side of Swan Lane. However, the garden area to the adjacent dwelling Bwthyn Gwyn is substantial and planning permission has been granted for a single detached dwelling. Nevertheless, the site lies adjacent to the vehicular access to Gwernymynydd Farm and there is a change of character from the ribbon development to the open countryside at the entrance to Gwernymynydd Farm with narrow lanes, grass verges and hedgerows / trees. The site is considered to relate more closely to open countryside than to the built pattern and form of development comprising the settlement.</p> <p>The site was promoted as an omission site in the UDP and was not looked upon favourably by the Inspector who commented 'Although the site is close to existing housing developments it is nevertheless outside the settlement boundary and relates to the surrounding countryside rather than the urban area. Extending the boundary to include the site to enable development would lead to encroachment into the countryside and green barrier'. Extension of the settlement boundary would not only result in development on the site itself but also place pressure on the adjoining garden area for an infill plot which would result in an extension to ribbon development, contrary to established planning practice</p> <p>Highways Officers consider the site is unsuitable as there is inadequate visibility available at any junction onto Swan Lane due to the topography and limited length of site frontage.</p>	That the site is not included in the settlement boundary
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Gwespyr	GWE001	Adj Greengate, Gwespyr	0.91	Housing	Red	The site does not comply with the Preferred Strategy as Gwespyr is a tier 5 Undefined Village which does not have a settlement boundary and where new allocations will not be made. As part of the Settlement Audit work, Gwespyr was included within the 5th tier of the settlement hierarchy on account of its small size, character role and form and the lack of services and facilities. Gwespyr is a small linear settlement in the extreme north of the County with development along Tanrallt Road and another minor road. The site is located to the south of a caravan park and behind frontage development on the village road. It is a greenfield site which it is considered to form part of and relate more closely to the open countryside and Conservation Area to the west than to the built form and pattern of the settlement. There is no direct access to the site. In 5th tier undefined villages only development which provides specifically for local needs will be allowed through sensitive infill or rounding off. The site could potentially accommodate 27 dwellings which does not constitute infill or rounding off development.	That the site is not considered suitable to be allocated or included in a settlement boundary.
Gwespyr	GWE002	Scrapyard on western edge of Gwespyr	1.56	Housing	Red	The site does not comply with the Preferred Strategy as Gwespyr is a tier 5 Undefined Village which does not have a settlement boundary and where new allocations will not be made. As part of the Settlement Audit work, Gwespyr was included within the 5th tier of the settlement hierarchy on account of its small size, character role and form and the lack of services and facilities. Gwespyr is a small linear settlement in the extreme north of the County with development along Tanrallt Road and another minor road. The site has a frontage with the minor road running through the village. It is a brownfield site which is currently an operational scrapyard. The site is bounded by a Conservation Area to the west, south and east. Development of the site would relate poorly to the settlement form which is predominantly centred upon the other side of the minor village road and Tanrallt Road. In 5th tier undefined villages only development which provides specifically for local needs will be allowed through sensitive infill or rounding off. The site could potentially accommodate 45 dwellings which does not constitute infill or rounding off development.	That the site is not considered suitable to be allocated or included in a settlement boundary.

Halkyn	HAL001	Groes Faen Cottages, Moel y Crio, Halkyn	0.02	Housing	Red	<p>Small Site - The site does not comply with the Preferred Strategy as it lies within Moel y Crio which is a loosely defined grouping of houses in open countryside and which is not a defined settlement and nor does it have a settlement boundary. The LDP is unable to allocate such small sites for development as they are subject to consideration as part of the development management process against existing national and local planning policies. The site lies approx 950m from the settlement of Halkyn and 1250m from the settlement of Rhes y Cae. The identification of a settlement boundary for Moel y crio would result in increased pressure for development in a location which is unsustainable to support additional growth due to the lack of services and facilities. An application for a dwelling has previously been refused on the site and it is not considered that in planning terms circumstances have changed so as to warrant a different view being taken. Highways Officers consider the site to be unsuitable as it is an isolated location accessed via an unadopted, unsurfaced road devoid of street lighting.</p>	That the site is not considered to be suitable to be included in a settlement boundary.
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Halkyn	HAL002	Land south of Holmea, Halkyn	0.05	Housing	Red	<p>Small Site - The site does not comply with the Preferred Strategy as it is within the 5th tier of the settlement hierarchy as an Undefined Village where there is no settlement boundary and where no new allocations will be made. This reflects its small size, form, character and role and lack of facilities and services. Any housing proposals would need to provide for local needs based affordable housing as set out in policy STR2.</p> <p>The site is located to the south of an unmade narrow track but has no apparent vehicular access. Although only a short distance from the UDP settlement boundary the site forms part of an area of land which is quite different in character from the main form and pattern of built development which comprises the settlement. It forms part of a swathe of open land lying between the settlement boundary and farm complexes to the west. The site is clearly part of open countryside.</p> <p>The site was promoted for housing development as an omission site in the UDP but was not looked upon favourably by the Inspector 'The settlement boundary of Halkyn has been tightly drawn to reflect the extent of the built up area and identify those areas where in principle development will be acceptable. Because of the rural character and relatively low density of development, land on the periphery of Halkyn where housing is more sporadic has been excluded. This is in line with the spatial strategy which seeks to keep development within the plan period to under 10% in category C settlements where there are few services. The objection site is a small field off a rough unadopted lane and apart from Ty Coch, all land to the west of the lane is excluded from the settlement. The lane provides a firm defensible boundary and to my mind because of its nature and location it is appropriate for the land to be within the countryside and not the defined settlement'.</p> <p>The site has a poor relationship with that part of the village as previously defined by the settlement boundary. To include the site within a settlement boundary would necessitate the inclusion of intervening land and would also create pressure for similar releases of land. Such development would represent an incursion of built development in open countryside and would be harmful to the character and appearance of the locality.</p>	That the site is not included within a settlement boundary.
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Halkyn	HAL003	Bryn Goronwy (site 2 - land west of The Cottage), Moel y Crio	0.05	Housing	Red	<p>Small Site - The site does not comply with the Preferred Strategy as it lies within Moel y Crio which is a loosely defined grouping of houses in open countryside and is not a defined settlement nor does it have a settlement boundary. The LDP is unable to allocate such small sites for development as they are subject to consideration as part of the development management process against existing national and local planning policies. The site lies approx 950m from the settlement of Halkyn and 1250m from the settlement of Rhes y Cae. The identification of a settlement boundary for Moel y crio would result in increased pressure for development in a location which is unsustainable to support additional growth due to the lack of services and facilities. The site is also divorced from nearby dwellings. Highways Officers consider the site to be unsuitable as it is an isolated location accessed via an unadopted, unsurfaced road devoid of street lighting.</p>	That the site is not included in a settlement boundary
Halkyn	HAL004	Bryn Goronwy (site 1 - land adj Tai Craig), Moel y Crio	0.05	Housing	Red	<p>Small Site - The site does not comply with the Preferred Strategy given that it lies within Moel y Crio which is a loosely defined grouping of houses in open countryside and is not a defined settlement nor have a settlement boundary. The LDP is unable to allocate such small sites for development as they are subject to consideration as part of the development management process against existing national and local planning policies. The site lies approx 950m from the settlement of Halkyn and 1250m from the settlement of Rhes y Cae. The identification of a settlement boundary for Moel y crio would result in increased pressure for development in a location which is unsustainable to support additional growth due to the lack of services and facilities. Highways Officers consider the site to be unsuitable as it is an isolated location accessed via an unadopted, unsurfaced road devoid of street lighting.</p>	That the site is not included in a settlement boundary
Halkyn	HAL005-AS	Ty Gwyn, CH8 8ES	1.6	Affordable Housing	Red	<p>The site does not comply with the Preferred Strategy as Halkyn is a tier 5 Undefined Village which does not have a settlement boundary and where no new allocations will be made. New development will need to provide for local needs based affordable housing in line with policy STR2. The site was put forward as an omission site in the UDP but the Inspector did not see Halkyn as being a sustainable location to accommodate development. This has been reaffirmed by the work associated with the Settlement Audits whereby Halkyn is not considered to be a sustainable location as a result of its location, small size, pattern of development and lack of facilities and services.</p>	That the site is not included in a settlement boundary.

Hawarden	HWN001	Land rear of Aston Hall Farm, Lower Aston Hall Lane, Hawarden	18.03	Housing	Amber	Development of the site would appear as a large block of development which would physically join Shotton / Aston and Hawarden thereby affecting the open character of the green barrier. Although in close proximity to nearby settlements the development does not relate well to Shotton / Aston as this settlement is physically separated by the A494(T), nor to Hawarden given the form and pattern of existing development effectively turns its back on the site. In effect the site would take the form of a block of development with extremely poor permeability and connections with nearby settlements. The development of the site would result in significant harm to the character and appearance of the open countryside and the green barrier.	That the site is not considered suitable for allocation.
Hawarden	HWN002	Land rear of Aston Hall Farm, Lower Aston Hall Lane, Hawarden	0.3	Housing	Amber	Although technically a large site, and just adjoining the settlement boundary of Shotton / Aston, this site is considered to be inappropriate to allocate for housing given its open countryside location. The development of the site would appear as an addition to sporadic development encroaching into open countryside, adjacent to a listed building and within green barrier.	That the site is not considered suitable for allocation.
Hawarden	HWN003	Groomsdale Lane, Hawarden	0.48	Housing	Amber	The inclusion of the site within the settlement boundary (along with HWN010) would result in a block of development extending along the southern side of Groomsdale Lane. This would be poorly related to the form and pattern of built development within the settlement and would only serve to remove the open setting which the golf clubhouse presently enjoys. This urban encroachment into open countryside would undermine the open character and appearance of the green barrier. The site also has access constraints which are unlikely to be able to be overcome.	That the site is not considered suitable for allocation or inclusion in settlement boundary.
Hawarden	HWN004	Land at Gladstone Way/Bennett's Lane, Hawarden	7.57	Housing	Amber	The site comprises grade 2 agricultural land and represents a wedge of open countryside between built development. The prominent, rising nature of the site helps it provide an open setting to the historic core of Hawarden. Development of the site would harm the function and openness of the green barrier at this location and harm the character and appearance of the settlement and open countryside. The site also has access constraints.	That the site is not considered suitable for allocation

Hawarden	HWN005	Land between Gladstone Way & Ash Lane, Hawarden	15.25	Housing	Amber	<p>The site can be split into two distinct parts. The lower northern part of the site represents a sensible infill type development of land which is largely bounded by built development. The southerly extent of this part of the site would need to have regard to the grade 1 listed building. The southern higher part of the site is more closely affiliated with the adjoining agricultural landscape and its openness performs an important role in separating the settlements of Hawarden and Mancot. Development of this part of the site would undermine the function and openness of an important green barrier.</p> <p>The northern lower part of the site was recommended as an allocation by the UDP Inspector but this was not incorporated by the Council into the adopted Plan. It is considered that a slightly larger site area than that recommended by the Inspector can be considered as an allocation in the Plan. This would ensure vehicular access onto Gladstone Way and improve pedestrian connections with existing development. It also still retains the higher more viable and open land as part of the green barrier which is important in retaining the open setting to the historic core of Hawarden. The site represents a well defined and logical urban extension.</p>	That the northern part of the site is considered suitable as an allocation.
Hawarden	HWN006	Land adj to Hawarden Infants School	3.86	Housing	Amber	The site relates poorly to the built form and pattern of development and is an integral part of the agricultural landscape to the east of the settlement. Given the sloping nature of the site, built development on it would be prominent and visually damaging. Given that the green barrier here seeks to prevent the eastwards encroachment of built development into open countryside, the development of the site would undermine the objectives of the green barrier in protecting the open character and appearance of this open countryside. The site also suffers from a highways constraint.	That the site is not suitable for consideration as an allocation.
Hawarden	HWN008	Land adj and incl The Coach House and Friars Gap, Groomsdale Lane, Hawarden.	0.71	Housing	Amber	The site is white land in the settlement boundary and comprises large detached dwellings in large plots. Although in principle, the site could be allocated for and accommodate 10 dwellings, it is not considered that a notional density of 30 dwellings per ha could satisfactorily be delivered on the site as it would harm the spacious nature of existing dwellings and result in a cramped form of residential development. In this context it is considered that the site should remain within the settlement boundary and that any development proposals considered on their particular merits.	That the site is not suitable to be considered as an allocation and should remain as white land within the settlement boundary.

Hawarden	HWN009	Land adjacent 8 Station Lane, Hawarden	0.1	Housing	Amber	Small Site - withdrawn	
Hawarden	HWN010	Land east of Groomsdale Cottage, Groomsdale Lane, Hawarden	0.35	Housing	Amber	The site relates poorly to the form and pattern of built development in Hawarden and forms an integral part of the open countryside which is designated as a green barrier between Hawarden and Ewloe. Built development would undermine the function and openness of the green barrier. There is also a highways constraint which would be difficult to overcome.	That the site is not suitable for consideration as an allocation
Hawarden	HWN011	Land south east of Hillside, between Gladstone Way and Benett's Lane, Hawarden	1.09	Housing	Amber	Development of the site would relate awkwardly to the form and pattern of built development at Hawarden and would severely harm the function and openness of the green barrier. The development of the site would also result in the loss of grade 2 agricultural land. Development would enclose land to the south west (HWN004) which would further undermine the green barrier	That the site is not suitable to be considered as an allocation
Hawarden	HWN012	Land adj Poor Clare Collectine Community Convent, Upper Aston Hall Lane/Bennetts Lane Hawarden	4.22	Housing/Care Home	Amber	The site represents a small gap between the settlements of Ewloe and Hawarden. Development would result in direct coalescence of the two settlements and place development pressure on adjoining land. The nature of the roads means that pedestrian linkages to Ewloe and Hawarden are poor. The development of the site would harm the character and appearance of the locality.	That the site is not suitable for consideration as an allocation.
Hawarden	HWN013	Land east of Aston Hall, Lower Aston Hall Lane	1.84	Mixed Use	Red	The site does not comply with the Preferred Strategy as it is physically divorced from the settlement boundaries of Hawarden and Shotton / Aston. Its sits alongside a listed building and within a strategic green barrier where there is a narrow gap between the settlements. Development would appear as an isolated block of residential development poorly related to nearby settlements and services and facilities and harming the character and appearance of listed building, open countryside and green barrier.	The site is not considered suitable as an allocation

Hendre	HEN001	Land adj Cilcain Hall Lodge, Denbigh Road, Hendre, Mold	0.17	Housing	Red	<p>Small Site - The site does not comply with the Preferred Strategy as it is in an open countryside location and is some distance from the nearest defined settlements. Although there is a pub some 400m away, the site represents an unsustainable location for housing development as residents would be dependent on private cars for travel. The delineation of a settlement boundary at Hendre would not be possible given the fragmented pattern of development strung out along the A541. Development of the site would represent ribbon development which is contrary to established planning principles. As part of the settlement audits, Hendre did not have the size, form, character or role to warrant designation as a settlement. Highways Officers consider the site to be unsuitable as it is in an isolated location with no footway or street lighting provision. The road past the site is subject to the national speed limit and 2.4x210m visibility splays are not available.</p>	That the site is not included in a settlement boundary.
Higher Kinnerton	HK001	Old Railway Line, Higher Kinnerton	1.05	Leisure/Open Space		<p>Site for Protection - A public path already exists along the former railway line. Leisure Services have no plans to develop any recreational facilities on the land. Given that the site lies outside the present settlement boundary, it is protected from other forms of development, particularly as it also has a recreational role. Any further recreational improvements can be considered against existing or emerging policy frameworks. It would be inappropriate for the LDP to safeguard land for a particular purpose unless there was certainty that the scheme can proceed during the Plan period.</p>	That the site is not specifically designated but remains outside the settlement boundary
Higher Kinnerton	HK002	Land adj and South of Kinnerton Lane, Higher Kinnerton	2.97	Housing	Grey	<p>Planning permission has been granted on appeal for residential development - 56 dwellings. The site will therefore be treated as a housing commitment and it would be inappropriate to include in the Plan as a housing allocation.</p>	That the site be included within the settlement boundary and shown as a housing commitment.

Higher Kinnerton	HK003	Land adj and south of Kinnerton Lane, Higher Kinnerton	16.28	Mixed Use	Amber	Development of the site would relate poorly to the nucleated built form of the settlement and result in an illogical pattern of development. This site of approx 16ha could accommodate about 500 dwellings and would amount to a very high level of growth for Higher Kinnerton. In addition this would have a significant impact upon the character of the open countryside and the settings of the complex of Grade 2 Listed buildings to the north and south of the site. As well as the loss of the best and most versatile agricultural land, highways consider access to the site to be unsuitable on the basis that there is inadequate pedestrian linkages to the village with no or little opportunity for improvement. Limited opportunity to construct an appropriate access due to limited frontage length restricted visibility caused by the vertical road alignment.	That the site is not considered suitable to be allocated
Higher Kinnerton	HK004	Land adj Old Rectory, Main Road, Higher Kinnerton	0.32	Housing	Red	The site does not comply with the Preferred Strategy as it is divorced from the settlement. This roughly rectangular contains a number of mature trees the removal of which to facilitate development would be unacceptable. The site is also divorced from the settlement boundary to the north by virtue of a revegetated dismantled railway line and an agricultural field parcel. Consequently development of the site would create an illogical island of built development within the open countryside bearing a poor relations to the form of development in the settlement. Highways has stated that constraints outside of the red line boundary would prevent the construction of appropriate visibility splays.	That the site is not considered suitable to be allocated
Higher Kinnerton	HK005	Land at Kinnerton Bank Farm, Sandy Lane, Higher Kinnerton	11.84	Housing	Red	The site does not comply with the Preferred Strategy as it is well divorced from the settlement of Higher Kinnerton the development of which would result in an island of development totally separated from the village to the north. Development would result in excess of 300 dwellings in an unsustainable location and would be significantly harmful to the character and appearance of the open countryside. In addition to the loss of the best and most versatile agricultural land highwayshas stated that due to its limited width, poor alignment, lack of footways and limited opportunities for improvement, Sandy Lane, in the vicinity of the site, is considered unsuitable to cater for any significant development.A large proportion of the site lies within a zone C2 flood risk area which is undefended and where PPW and TAN15 seek to avoid highly vulnerable development.	That the site is not considered suitable to be allocated

Higher Kinnerton	HK006	Land between Bennetts Lane and Sandy Lane, Higher Kinnerton	1.72	Housing	Amber	Despite being located on the edge of the settlement it is clearly physically divorced from it by virtue of the dismantled railway line which runs alongside the entire western boundary of the site. The site forms part of and relates more closely to the large swathe of open countryside to the east of the former railway line rather than the well defined form and pattern of development in the nearby settlement and residential development at this location would be illogical. Highways state that access is Inadequate due to the limited width of Bennett's Lane and Sandy Lane along with a lack of adequate width or continuous footways. Mature trees growing with the hedgerow around the field are likely to restrict opportunities for possible highway improvements. Inadequate visibility at the junction of Bennett's Lane and Sandy Lane.	That the site is not considered suitable to be allocated.
Higher Kinnerton	HK007	Land south of The Grange, Sandy Lane, Higher Kinnerton	3.11	Housing	Amber	Whilst the site is outside of the village confines the western boundary lies adjacent to the settlement boundary which runs along Sandy Lane beyond which is residential development at Beeston Road, Deans Way and Greenfield Avenue. The rear curtilages of these properties back onto Sandy Lane. However development of this site would not relate well to the existing pattern and form of development of the village the bulk of which is located to the west of Sandy Lane and the dismantled railway line. Sandy Lane is considered to be a logical and well defined boundary for this part of the settlement. Development of the site with some 90 + dwellings would create an illogical change to the boundary that does not constitute a rounding off of the village but rather would represent an unacceptable incursion into the countryside. Development in the settlement has been / is taking place through the UDP allocation and the present 'speculative' development allowed on appeal at Kinnerton Lane.	That the site is not considered suitable to be allocated.

Higher Kinnerton	HK008	Land between Main Road and Sandy Lane, Higher Kinnerton.	2.47	Housing	Amber	<p>Of all the Candidate Sites submitted for Higher Kinnerton this relates relatively well to the settlement as opposed to the open countryside beyond Main Road to the north and Sandy Lane to the east. At 2.47 ha approximately 75 units could be accommodated. The site is well related to the settlement form by virtue of logical and defensible boundaries on all sides - Main Road to the north west Sandy Lane to the east and residential development to the south. Whilst development would result in the village expanding in a northerly direction it would be self contained and essentially represent a rounding off of this part of the settlement which would not be harmful to the character and appearance of the wider expanse of countryside beyond the site itself. Highways stated that this site is potentially suitable for restricted development. Pedestrian facilities along the Main Road frontage are inadequate and there would not appear to be any opportunity to provide improvement. It would appear possible however to access the site from Sandy Lane; this would provide an opportunity to restrict pedestrian access from the site to the village, to the use of the bridleway. Development will necessitate a road improvement scheme on Sandy Lane to include road widening, improvements to the Main Road/Sandy Lane junction, the provision of pedestrian footways and improvements to the bridleway. The site was discussed and rejected at the UDP Inquiry on the basis that enough land was being provided in the UDP. However the Inspector also commented that should more growth be required and Higher Kinnerton was judged to be a suitable location to accommodate that growth then the lack of constraints on the site would no doubt mean development could take place. Given the comprehensive highways improvements required it is not considered appropriate to allocate this site at the present time. Furthermore as a scheme for 56 dwellings has been allowed on appeal on land south of Kinnerton Lane this is considered to be sufficient as a commitment to meet the housing requirement for the village.</p>	That the site is not allocated
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Higher Kinnerton	HK009	Land south of The Grange, Sandy Lane; and land between Main Road and Sandy Lane, Higher Kinnerton.	5.5	Housing	Amber	<p>see HK007 and HK008</p> <p>The combined site area of 5.5ha is considered to represent a level of growth which is inappropriate in the context os the scale and character of this particular Tier 3 Sustainable Settlement. The settlement has accommodated development in the form of the built out UDP allocation and the speculative site allowed on appeal at Kinnerton Lane which is under construction. Further development is not considered to bbe necessary or appropriate in this Plan period.</p>	That the site is not considered suitable to be allocated
Higher Kinnerton	HK010	Land west of Rosemount, Main Road, Higher Kinnerton	2.03	Housing	Red	<p>The site does not comply with the Preferred Strategy as it is divorced from the settlement boundary by Main Road and a field parcel to the south of the road. It forms an intrinsic part of the attractive open countryside to the north west and east of the site and hence is poorly related to the existing built form of the village. Development on the site would be out of place compared to the existing pattern of development in Higher Kinnerton and would result in a contrived settlement having to be drawn to facilitate its development. As well as the loss of agricultural land highways object to the site on the basis that there are Inadequate pedestrian links to the village and no apparent opportunity to deliver improvements.</p>	That the site is not considered suitable to be allocated

Higher Kinnerton	HK011	Land at junction of Main Road and Sandy Lane, Higher Kinnerton	2.39	Housing	Amber	<p>This site is virtually identical to HK008 except it excludes a small sliver of land at the extreme northern tip of the site. Of all the Candidate Sites submitted for Higher Kinnerton this relates relatively well to the settlement as opposed to the open countryside beyond Main Road to the north and Sandy Lane to the east. At 2.47 ha approximately 75 units could be accommodated. The site is well related to the settlement form by virtue of logical and defensible boundaries on all sides - Main Road to the north west Sandy Lane to the east and residential development to the south. Whilst development would result in the village expanding in a northerly direction it would be self contained and essentially represent a rounding off of this part of the settlement which would not be harmful to the character and appearance of the wider expanse of countryside beyond the site itself. Highways stated that this site is potentially suitable for restricted development. Pedestrian facilities along the Main Road frontage are inadequate and there would not appear to be any opportunity to provide improvement. It would appear possible however to access the site from Sandy Lane; this would provide an opportunity to restrict pedestrian access from the site to the village, to the use of the bridleway. Development will necessitate a road improvement scheme on Sandy Lane to include road widening, improvements to the Main Road/Sandy Lane junction, the provision of pedestrian footways and improvements to the bridleway. The site was discussed and rejected at the UDP Inquiry on the basis that enough land was being provided in the UDP. However she also commented that should more growth be required and Higher Kinnerton was judged to be a suitable location to accommodate that growth then the lack of constraints on the site would no doubt mean development could take place. Given the comprehensive highways improvements required it is not considered appropriate to allocate this site at the present time. Furthermore as a scheme for 56 dwellings has been allowed on appeal on land south of Kinnerton Lane this is considered to be sufficient as a commitment to meet the housing requirement for the village.</p>	That the site is not considered suitable to be allocated.
Higher Kinnerton	HK012	Land adj The Grange, Sandy Lane, Higher Kinnerton	2.25	Housing	Amber	<p>See HK007 (This site is virtually identical to HK007 except it does not incorporate the length of the dismantled railway along its eastern edge).</p>	That the site is not considered suitable to be allocated.

Higher Kinnerton	HK013	Crabmill Farm, Leeches Lane, Higher Kinnerton	43.12	Housing	Red	<p>The site does not comply with the Preferred Strategy as it is divorced from the settlement of Higher Kinnerton. The development of the site would result in an island of development totally separated from the village to the south. Development would result in approximately 1300 dwellings which would be significantly harmful to the character and appearance of the open countryside. Development on this scale would be tantamount to a key Strategic Site and the Plan intends to make provision for two such sites at the Northern Gateway and Warren Hall which is in close proximity to this site. In addition to the loss of the best and most versatile agricultural land highways has stated that access is unsuitable - (unless linked to BROU011, Warren Hall) as Lesters Lane is unsuitable in terms of width and alignment to cater for additional traffic generated by a development of this scale and there are inadequate pedestrian links to the village; it does not appear possible to deliver required improvements.</p> <p>Welsh Government Highways should be consulted due to the likely impact on the A55 Warren Bank junction. A large proportion of the site lies within a zone C2 flood risk area which is undefended and where PPW and TAN15 seek to avoid highly vulnerable development. A large proportion of the site lies within a zone C2 flood risk area which is undefended and where PPW and TAN15 seek to avoid highly vulnerable development.</p>	That the site is not considered suitable to be allocated
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Higher Kinnerton	HK014-AS	South east edge of Higher Kinnerton		Recreation		<p>Site for protection - The submission seeks the protection of a former railway line along the southern edge of Higher Kinnerton for a recreational route for cycling and horses. The railway line is set in a cutting and runs for approx 400m from Main Road to Bennets Lane. There is already a pedestrian route along the former line although it is not a public right of way.</p> <p>The proposed route is not an identified route as part of the Active Travel Project as it falls outside of the designated settlements. It is unclear what function such a short stretch of route would have in terms of active travel as it does not include the line either side of the adjacent roads. The present recreational route is already protected by virtue of it being outside the settlement boundary of Higher Kinnerton. It would be inappropriate for the land to be safeguarded for a further upgrade to the route when there is no certainty as to whether this can realistically be implemented. Any subsequent proposals can be considered on their merits against the Plans policies.</p>	That the route is not safeguarded in the Plan.
Holywell	HOL001	Land rear of 1 Stamford Cottages, Halkyn Road, Holywell	0.08	Housing	Grey	Small Site - The site now has planning permission and has been developed.	That the site remains as white land within the settlement boundary.
Holywell	HOL002	Land to rear of 174 Pen y Maes Road, Holywell	3.96	Housing	Amber	The site slopes down from Pen-y-Maes Road to the A5026 and is poorly related to the settlement pattern. It is open in character and relates better to the countryside than the built up area defined by the settlement boundary. Development on it would represent an unnecessary encroachment down the slope into the countryside and which would be highly visible in the landscape.	The site is not considered suitable for allocation.
Holywell	HOL003	Land south of Pen y Ball Hill / Fron Park Road, Holywell	2.8	Housing	Amber	<p>The site includes the Coed y Fron local wildlife woodland site. Although it abuts the UDP settlement boundary for Holywell, it provides an attractive setting to this part of the town, behind the linear development along Fron Park Road.</p> <p>The site has issues relating to highway access, topography, and a local wildlife designation. This site also performs the function of providing an attractive landscape feature on the edge of Holywell and its loss to development would detrimentally affect the character and appearance of the locality.</p>	This site is not considered suitable for allocation.

Holywell	HOL004	Land at Pen y Ball Hill/Coed y Fron, Holywell	4.55	Housing	Amber	<p>This site is part of the open countryside and comprises a prominent piece of land, highly visible and an intrinsic part of the landscape setting of Holywell. This site is not in a good location for a settlement extension.</p> <p>There are no obvious points of access to the site and in conjunction with the site's topography and the presence of disused mine shafts the site doesn't provide a preferable location for a housing allocation.</p>	The site is not suitable for an allocation.
Holywell	HOL005	Land Adj to Stamford Way, Holywell	1.2	Housing	Amber	<p>The site is open in nature and seen as part of the countryside. It has only tenuous links to the defined built up area where the northern part of the site is adjacent to Stamford Way. The development of the site would result in a prominent extension of the built up area along the attractive A5026 approach to the town.</p>	The site is not suitable for allocation.

Holywell	HOL006	Milwr Farmyard, Milwr	0.19	Housing	Grey	<p>Small Site - The site comprises a former farmhouse and a range of outbuildings and is bounded to the south by the public highway and to the north by an unmade track. It lies at the extreme southern extent of Holywell just to the west of the main Halkyn Rd. The settlement boundary follows the existing suburban developments comprising Stamford Way on the east side of Milwr Road and The Mount, Pistyll and The Ridgeway on the western side of Milwr Road. There is a distinct change in character between this modern estate type suburban development and the open countryside beyond, with single detached dwellings and farmsteads. The site, with its stepped range of traditional stone outbuildings is considered to be an integral part of the open countryside and quite distinct from the built part of Holywell.</p> <p>The site, and adjoining land was promoted for development as an omission site as part of the UDP but was not accepted by the Inspector who commented 'Although there are the farm buildings within the site and a scattering of properties around it, it is essentially open in nature and seen as part of the countryside. It has only tenuous links to the defined built up area where the northern part of the site is adjacent to Stamford Way and where the southern part is contiguous, albeit on the other side of the road, with the side garden of 60 Pistyll.... The nature of the site does not justify its inclusion within the settlement boundary nor does the housing supply situation support its allocation for housing..... Moreover in this particular case, where there are policies which seek to provide sustainable development, I find the location of the site to be poorly related to the settlement and its facilities when compared to the allocated sites. It is an outlier on the southern tip of the built form'.</p> <p>Planning consent was granted on appeal in June 2016 for a single dwelling on account of its contribution to 5 year housing land supply and forming part of a group of built development. Despite the planning consent for a single dwelling it is still not considered that the site and adjoining development should be included within the settlement boundary. It remains of a different character from the estate type development within the settlement boundary and should remain as open countryside.</p>	That the site is not included in the settlement boundary.
Holywell	HOL008	Land north west of Coed Duon Nursing Home, Halkyn Road, Holywell	0.32	Housing	Red	<p>The site does not comply with the Preferred Strategy as it is open in nature and seen as part of the countryside. The development of the site would result in a prominent extension of the built up area along the attractive A5026 approach to the town.</p>	The site is not considered suitable for allocation.

Holywell	HOL009	Holywell Leisure Centre	0.13	Mixed Use	Amber	Small Site - The approach adopted in the UDP was to seek to protect leisure and community facilities by means of criteria based policies whereby alternative uses / redevelopment of such facilities had to satisfy certain criteria (there is no longer a demand for the facility and suitable alternative provision exists or can be provided). This is considered to be preferable to safeguarding each facility on the proposals maps, which over the whole County is a resource intensive task and can result in a cluttered proposals map which can become out of date. Even if the site were designated it would still need to be backed up by a criteria based policy.	That the site remains as white land within the settlement boundary and within the town centre boundary
Holywell	HOL010	practice bowling green, Fron Park	0.13	Community Facility		Small Site - The skate facility and Fron Park, within which it sits, is designated as a green space by virtue of policy L3 of the adopted UDP. Although green spaces will be the subject of review, it is quite clear that this is an important green space on the edge of Holywell Town Centre and should be retained as a green space in the LDP.	That the existing green space designation be retained
Holywell	HOL011	Ysgol y Fron and Ysgol Perth y Tervyn, Holywell	0.16	Mixed Use	Amber	Small Site - Both sites are white land within the settlement boundary of Holywell. In the absence of any clarity about the type or nature of subsequent uses or development, it would be inappropriate to allocate the two school sites as suggested. Acceptable land uses can be determined having regard to the policies in existing and emerging development plans and guidance in PPW. On the Perth y Terfyn site, planning permission has now been granted for a 55 bed extra care facility.	That the Perth y Terfyn site be shown as a housing commitment and the other site remain as white land in the settlement boundary.
Holywell	HOL012	Land east of Community Hospital car park, Holywell	0.4	Mixed Use	Amber	The site may have the potential to contribute to the Council's windfall allowance given that it is currently within a settlement boundary.	The site should remain as white land within the settlement boundary.
Holywell	HOL013	Land rear of Lluesty Hospital, Holywell	0.72	Housing	Amber	The candidate site comprises steeply rising ground behind the Grade II listed building of Lluesty Hospital. The topography and nature of the site mean that it is seen as part of the open countryside and it relates better to the undeveloped area.	The site is not considered suitable for allocation.
Holywell	HOL014	Bagillt Hall Farm / Wood Lane, Holywell	34.17	Housing	Amber	The site is an intrinsic part of the open countryside which is designated as green barrier. The site helps maintain the strategic gap and prevent the coalescence of between Holywell and Greenfield. The site is open in nature and makes a positive contribution to the green barrier and the development of the site would severely compromise that strategic gap.	The site is not considered suitable for allocation.

Holywell	HOL015	Land at Wood Lane, Holywell	1.2	Housing	Amber	The site is an intrinsic part of the open countryside and forms part of a wider area designated as green barrier. Wood Lane provides a firm defensible boundary and to development the site would represent an intrusion into the open countryside and undermine the green barrier function.	The site should remain unallocated.
Holywell	HOL016	Land between Plough Farm and Rhoscolyn, Greenfield Road, Maes Glas, Holywell	0.09	Green Space	Amber	<p>Small Site - The site lies on the western side of Greenfield Road and is bounded to the south by a boundary fence and vehicular access to the adjacent dwelling. The site is grassed with a number of trees and slopes down to Greenfield Road and to an access track bordering the north western edge of the site. The site is afforded protection from development by virtue of its location outside the settlement boundary.</p> <p>The site comprises amenity space on the edge of the Greenfield settlement boundary. As it is located outside the settlement boundary it is already protected from development. South west of the site there is a distinct change in character with detached dwellings in an open countryside setting compared with the modern estate type development at Tan y Felin. The site more closely relates to the open countryside and is therefore more appropriately located outside of the settlement boundary.</p>	That the site remains outside the settlement boundary for Greenfield
Holywell	HOL017	Land south of Ffordd Beuno, Holway, Holywell	1.1	Housing	Amber	Holywell is a large town in the north west of the County with a good range of services and facilities and has therefore been categorised as a Main Service Centre. The candidate site is on the western edge of the Holway area of Holywell, north of the A5026 Holway Road. Taking into account the site surroundings and character of the area the site represents a logical location for housing. A technical assessment of the site has found the site to be largely constraint free with access being available from Ffordd Beuno. However this would add additional traffic onto Moor Lane and a detailed assessment should be undertaken of Moor Lane and the Moor Lane junction with Holway Road. In the absence of definitive evidence that the site can be satisfactorily served by existing road network, it would be unreasonable to consider as an allocation.	The site is not considered suitable as a housing allocation.
Holywell	HOL018	Land to the north east of Nant Eos, Holway, Holywell	7.36	Housing	Amber	Development of the site would represent a large intrusion into the open countryside unrelated to the existing settlement pattern and form.	The site is not considered suitable for allocation.

Holywell	HOL019	Ysgol Gwenffrwd, Holywell	0.81	Settlement Boundary	Amber	The school building and its associated grounds are situated outside the defined Holywell settlement boundary. The candidate site sits behind the built development along the A5026 and as drawn the site boundary behind the school building does not follow any natural or man-made features. Consequently the proposal would not provide a defensible settlement boundary instead it would result in illogical boundary.	That the settlement boundary should not be amended to include the school and its playing field.
Holywell	HOL020	Lluesty Hospital, Holywell	2.22	Housing	Green	The candidate site is situated on a northeast facing hillside on the southern fringe of the settlement of Holywell. The site contains Lluesty Hospital comprising a complex of historic buildings that relate to the original use as a workhouse and later as a local hospital. Two of these buildings are designated a Grade II listed buildings whilst other buildings and structures are protected by virtue of their location within the curtilage of listed buildings. The northern part of the site benefits from planning permission at April 2018 for a total of 89 residential units and will be listed as a commitment in the Deposit LDP. A planning application for the southern part of the site is presently under consideration.	That the northern part of the site is shown as a housing commitment and the southern half remain as white land in the settlement boundary.
Holywell	HOL021	Strand Park, Holywell	0.63	Community Facility	Amber	The site may have the potential to deliver a community facility given that it is currently within a settlement boundary.	The site should remain within the settlement boundary but there is no need for it to be allocated for a community use.
Holywell	HOL022	land adj to Brynford Hall Farm	0.32	Housing	Amber	The site abuts the existing settlement boundary for Holywell and is close to the existing built development at The Beeches and The Ridgeway however the steep track to the site limits not only access to the site but also development on the site itself. In its current form the site is better related to the open countryside particularly given the site has no defensible boundary between it and the open countryside beyond.	The site is not suitable for allocation.
Holywell	HOL023-AS	Land adjoining Highlands, Milwr Rd	0.7	Housing	Amber	The site comprises undeveloped land and a small number of dwellings on the southern edge of the settlement of Holywell and is constrained by inadequate vehicular access points (ie Calcot Arms junction). Considering that this land is greenfield land and is quite different in character from the adjacent estate type development, and it is located on the southern edge of the town it is not considered appropriate to allocate this site for housing or to include it within the settlement boundary.	The site is not considered suitable for allocation or inclusion in the settlement boundary.

Holywell	HOL024-AS	Ffordd Beuno, Holywell	5.5	Housing		The site has the potential, in conjunction with adjacent land to the east, to represent a logical extension to Holywell given that opportunities in and around Holywell are limited due to topography. The site could be developed in conjunction with HOL017 by enabling the provision of a new vehicular access onto the A5026. The site is suitable for further consideration as a possible allocation subject to further site investigations. However, there are other existing housing commitments in Holywell including the development and conversion of Lluesty Hospital, which may be prejudiced if additional greenfield land was allocated in Holywell. The site is not presently considered to be suitable for consideration as an allocation.	The site is not considered suitable as an allocation
Hope / Caergwrlie / Abermorddu / Cefn y Bedd	HCAC001	Caerestyn Crossroads, bound by Gresford Road & Rhyddyn Hill	2.79	Housing	Red	This site does not comply with the Preferred Strategy as it is well divorced from the the settlement boundary to the west of the site and despite the presence of some residential development close to the site it is better related to the open countryside forming part of the open setting to the Bryn y Gaer hillfort and its wooded slopes above the site. Inclusion within the settlement boundary would require including the ribbon development along Rhyddyn Hill which would result in an illogical and contrived boundary. The site is also poorly linked with the nearby settlement due to a lack of footways along Gresford Road and partly along Rhyddyn Hill. Development would therefore appear as an isolated outlier of development which would be harmful to the character and appearance of open countryside. Highways consider access to be unsuitable on the basis that any development is likely to generate additional traffic onto Caer Estyn Road/Rhyddyn Hill. The junction of Caer Estyn with the B5373 has sub standard visibility to the right over private frontages and the width, alignment and lack of footways on Rhyddyn Hill make both sections of road unsuitable for additional traffic. The site is considered remote from community facilities reducing the sustainable travel options.	That the site is not considered suitable to be allocated.

Hope / Caergwrle / Abermorddu / Cefn y Bedd	HCAC002	Haleden House, Gresford Road, Hope,	0.22	Housing	Red	<p>Small Site - The sitesite does not comply with the Preferred Strategy as it is divorced from the settlement boundary at Hope and Caergwrle. Inclusion within the settlement boundary would necessitate not only including the ribbon development along Rhyddyn Hill but also including large swathes of intervening open countryside. The site is also poorly linked with nearby settlements with a lack of footways along Gresford Road and partly along Rhyddyn Hill. Development would appear as an isolated outlier of development which would be harmful to the character and appearance of open countryside.</p> <p>Highways Officers consider the site to be unsuitable as traffic speeds are high despite 40mph restriction and that available visibility is less than 2.4mx120m in both directions due to vertical and horizontal profiles.</p>	That the site is not included in the settlement boundary.
Hope / Caergwrle / Abermorddu / Cefn y Bedd	HCAC003	Cae Alyn, Alyn Fields, Off Fagl Lane, Hope	0.04	Housing	Amber	<p>Small Site - The site lies at the southern edge of a private cul de sac. The narrow shaped site extends away from the present pattern of development into open countryside. Despite lying at the end of the existing ribbon of development on Alyn Court, the site occupies a slightly elevated location above the Alyn Valley whereby part of the site would be visible from the surrounding countryside. The site has a rural character and its outlook is more related to the open countryside than it is to the ribbon of development along Fagl lane and Alyn Court. The site is presently part of a green barrier but this is to be deleted as set out in the green barrier review.</p> <p>The site was promoted for development as an omission site as part of the UDP but was not looked upon favourably by the Inspector who commented 'This open field has stronger physical and visual relationship with the adjoining countryside than the urban fabric of this part of the settlement'.</p> <p>Development would extend built development into open countryside away from the existing built form and pattern of development in the settlement.</p>	That the site is not included in the settlement boundary.

Hope / Caergwrlie / Abermorddu / Cefn y Bedd	HCAC004	Land west of Wrexham Road, Abermorddu	3.51	Housing	Green	The site is a relatively flat area of land used for grazing and is considered to be undistinguished in landscape terms, with the exception of an established hedgerow containing mature trees running across the southern part of the site. Visually it is strongly contained by virtue of a belt of mature trees along its western boundary, beyond which there is steeply rising ground leading up to Hope Mountain. The site is considered to be a logical urban extension being sequentially well related to the existing form of development of this part of the settlement. It is situated alongside an accessible and frequently serviced public transport corridor along the A541 Mold to Wrexham Road. Despite being greenfield, the site is not considered to be of any significant landscape or biodiversity quality. The predicted loss of grade 2 agricultural land it is not considered to be significant in terms of the amount. Furthermore the land is not used for arable crop production but rather appears to be used periodically for grazing land. Furthermore the site is considered to be one of a limited number of readily identifiable sites without overriding constraints to development such as flood risk and rising topography of the Alyn Valley within which the settlement is located. Highways has stated that Frontage onto a 40 mph restricted area, 2.4x120 visibility splays will be required but appears achievable. There is potential for more than one point of access, direct access to properties opposite may prevent the provision of a ghost island and right turn lane. A footway fronting the site will be required. Consider link to site HCA024. An outline application for up to 80 dwellings has been withdrawn.	That the site is suitable for consideration as an allocation for residential development
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Hope / Caergwle / Abermorddu / Cefn y Bedd	HCAC005	Land east of Primrose Cottage, Stryt Isa, Hope	0.12	Housing	Red	<p>Small Site - The site does not comply with the Preferred Strategy as it is divorced from the settlement boundary. Primrose Cottage lies on the northern side of Pigeon House Lane and on the eastern side of Stryt Isa. The site adjoins the eastern boundary of the Primrose Cottage and forms a long thin site with hedgerows and trees along its boundaries.</p> <p>The settlement boundary follows a ribbon of development on the eastern side of Stryt Isa, terminating with Fair Ways on the southern edge of Pigeon House Lane. The cross roads at the junction of the two roads features wide grass verges and hedges and is clearly part of open countryside. Although there are the existing dwellings Primrose Cottage and Ffordd Las, these appear as isolated dwellings in an open countryside setting rather than as part of the physical form and pattern of built development comprising the settlement.</p> <p>The inclusion of the site within the settlement boundary would also necessitate the inclusion of the large garden at Primrose Cottage, thereby bringing with it further pressure for built development. The development of the site would therefore add to sporadic development in open countryside. Furthermore, due to the number of trees and hedgerows on the site perimeter, any built development would be likely to necessitate clearance works, particularly to gain vehicular access, which by itself would be harmful to the appearance of the locality.</p> <p>Highways officers have advised that the site is unsuitable due to the inadequate width, poor alignment and lack of footways on Stryt Isa and Pigeon House Lane.</p>	That the site is not included in the settlement boundary.
Hope / Caergwle / Abermorddu / Cefn y Bedd	HCAC006	Willow Recreation Ground, Hope	2.66	Leisure		Site for Protection - The site is linear shaped and bounded by the Wrexham – Bidston Railway line and the A550. It comprises a mixture of informal grassland and formal sports pitches as well as a playground and skate park. Public rights of way provides links to adjoining areas and to open countryside and the site also affords extensive views across to Hope Mountain. It is considered to meet the necessary criteria for it to warrant designation as a green space, particularly as the site lies within the settlement boundary.	That the site be designated as a green space

Hope / Caergwle / Abermorddu / Cefn y Bedd	HCAC007	Bry y Gaer Quarry, Rhyddyn Hill, Caergwle	13.01	Leisure and Tourism		Site for Protection - The quarry is very close to being completed in terms of landfill and must be restored within 12 months of the last importation of waste. The aftercare period for the site is 5 years following completion of the restoration. At present, consideration is being given to devising acceptable restoration and aftercare proposals. In the absence though of any formal scheme for leisure or tourism use of the site then it would be inappropriate to designate or allocate the site in the Plan. The framework of existing / emerging policies along with advice in PPW will allow for the consideration of suitable proposals.	That the site remain as white land outside the settlement boundary
Hope / Caergwle / Abermorddu / Cefn y Bedd	HCAC008	Play Area, Crossways, Abermorddu	0.25	Leisure		Small Site - The play area is well established and improvements are proposed by the Town Council. It serves residents from the block of development between Wrexham Road and Hawarden Road. On this basis it is considered to be an important amenity and recreational facility. In the UDP, such sites have been designated as green spaces whereby policy L3 seeks to judge development proposals against a criteria based policy. On the basis that this policy approach is likely to be carried over into the LDP the site should be designated as a green space whereby the site will be protected.	That the site be designated as a green space
Hope / Caergwle / Abermorddu / Cefn y Bedd	HCAC009	Land between Hope and Caergwle	49.39	Green Barrier		Site for Protection - The site is presently designated in the UDP as a green barrier. The Green Barrier Review has concluded that the green barrier should be deleted as the separation / protection of the two parts of the settlement (Caergwle and Hope) can be achieved by other means i.e. the existence of flood risk along the Alyn Valley, which will help prevent development.	That the green barrier designation is not carried over and the land is shown as white land outside the settlement boundary.

Hope / Caergwrle / Abermorddu / Cefn y Bedd	HCAC010	Castlefields, adj to Caergwrle Castle	5.12	Open Space		<p>Site for Protection - An Archaeological Assessment and Management Report was prepared by CPAT in 2002 which identified that the area is a medieval field system which is important in its own right and also as part of the setting to the Castle. However, the fields are not part of the Scheduled Ancient Monument which focuses on the castle. The fields are protected by virtue of them being outside the settlement boundary and by policies in the plan which seek to protect land of archaeological importance. However, it is not possible for the site to be protected in the Plan as open space as it does not perform this function.</p> <p>Given the huge number of areas of archaeological importance over the County it would not be practicable to designate all of these on the proposals maps as the maps would be cluttered, and would become quickly dated, and create a precedent for other similar constraints to be added as well. Information relating to areas of archaeological importance is held by CPAT and consideration will be given to including them on an LDP constraints map.</p> <p>The fields have no public access and furthermore, do not have the appearance of or function as open space. It is not therefore possible to designate the land as 'open space'.</p>	That the site remains as white land outside the settlement boundary
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Hope / Caergwrlie / Abermorddu / Cefn y Bedd	HCAC011	Land West of Wrexham Road, Abermorddu	3.51	Green Space		<p>Site for Protection – The linear site is bounded by the A541 to the west and by the break of slope at the foot of Hope Mountain to the east, with Abermorddu School to the south. The site was allocated for housing development as part of the Proposed Changes to the Deposit UDP and this was accepted by the Inspector, who recommended the site as a housing allocation, but was not subsequently accepted by the Council. The assessment as to whether the site should be allocated for housing will be considered as part of HCAC004.</p> <p>The submission is seeking the protection of the site as open space on account of its open aspect value and ecological value. The Cofnod Report does not identify any ecological records on the site itself although the land adjoining the site is designated as a wildlife site (elongated narrow site along a hillside with semi-improved marshy grassland, wet woodland and semi improved neutral grassland).</p> <p>Based on the ecological information available there is no justification for this site to be designated on ecological grounds. The UDP did not designate wildlife sites on the proposals maps on the basis that the records of such sites are kept separately and backed up by a suite of policies Furthermore, including such sites would result in a cluttered set of proposals maps which would quickly become out of date. Even if a site were to have ecological value then it would generally not be appropriate to designate it as open space as recreational use can often conflict with ecological interests.</p> <p>The ‘open aspect value’ is not a recognised planning term. The site itself is agricultural grazing land with perimeter hedgerows and is not considered to have any inherent landscape value in its own right. In this context it would be inappropriate to designate the site on the basis of unproven landscape, open space or ecological value.</p>	That the site is not designated as a green space.
Hope / Caergwrlie / Abermorddu / Cefn y Bedd	HCAC012	Play Area, High Street, Caergwrlie	0.14	Leisure		<p>Small Site - The play area is well established and is also well located being on the main road through Caergwrlie. It provides an amenity feature and a link from residential areas to the local shopping centre. On this basis it is considered to be an important amenity and recreational facility. In the UDP, such sites have been designated as green spaces whereby policy L3 seeks to judge development proposals against a criteria based policy. On the basis that this policy approach is likely to be carried over into the LDP the site should be designated as a green space whereby the site will be protected.</p>	That the site be designated as green space

Hope / Caergwle / Abermorddu / Cefn y Bedd	HCAC013	Play Area, Porch Lane, Caergwle	0.45	Leisure		<p>Site for Protection - The site comprises a playground and grassed amenity area which is accessed through a garage / parking court. Both areas are located outside the settlement boundary and are therefore afforded protection from development. It is therefore not necessary for playgrounds in such circumstances to be designated on proposals maps.</p> <p>The site was proposed for development as an omission site in the UDP but was not looked upon favourably with the Inspector commenting 'I find no useful planning purpose would be served by including these areas within the settlement boundary'.</p> <p>Any proposals that the Community Council may have regarding the enhancement of the open space can still be progressed in the light of the Plans general policy framework.</p>	That the site remain as white land outside the settlement boundary
Hope / Caergwle / Abermorddu / Cefn y Bedd	HCAC014	Play Area, Queensway, Hope	0.4	Leisure		Site for Protection - The site comprises a playground and playing field located to the east of the school playing fields and set within a wider residential area. The site provides pedestrian links to and from adjacent residential developments and is of visual / amenity value as well as having a recreational function. It is considered to meet the necessary criteria for it to warrant designation as a green space.	That the site be designated as a green space

Hope / Caergwle / Abermorddu / Cefn y Bedd	HCAC015	Land rear of Well House, Pigeon House Lane, Hope	2.75	Housing	Amber	Despite adjoining the settlement boundary on its western flank the site forms part of a larger swathe of open countryside between the rear gardens of these properties and continuing eastwards to Wats Dyke and beyond the Scheduled Ancient Monument to the A550 Wrexham Road. In addition to the natural features contained within the site and the contribution they make to the character of the open countryside, the rural nature of the site is emphasised by virtue of the narrow country lane - Pigeon House Lane which runs alongside virtually the entire length of the northern boundary. The southern boundary of the site is divorced from the settlement boundary at Hope and Caergwle therefore. Inclusion within the settlement boundary would necessitate not only including the candidate site but also including the area of intervening open countryside between the site and development at Almond Way to the south. The site is also poorly linked with the settlement with a lack of footways along the entire length of Pigeon House Lane and the majority of Stry Isa. Development would appear as an isolated outlier of development which would be harmful to the character and appearance of open countryside. Highways object to development as both Stry Isa and Pigeon house Lane are considered unsuitable to carry any additional traffic due to limited width and poor alignment.	That the site is not considered suitable for allocation.
Hope / Caergwle / Abermorddu / Cefn y Bedd	HCAC016	Former Quarry, Fagl lane, Hope	48.19	Mixed Use (Country Park)	Grey	Planning Permission granted for c.o.u. of disused quarry to country park incorporating heritage attraction, recreational uses and visitor centre with associated parking	That the site is not allocated for a mixed use Country Park
Hope / Caergwle / Abermorddu / Cefn y Bedd	HCAC017	Land side and rear of Greenacres, Wrexham Road, Hope.	2.96	Housing	Red	The site does not comply with the Preferred Strategy as it is well divorced from the settlement boundary to the south. To include it and allocate it for housing would facilitate development in an unsustainable location which would be poorly related to the existing pattern and form of development further south alongside the A550. Development of the site with some 90 dwellings would add to and consolidate the sporadic development in the vicinity of the site together with a harmful impact upon the character of the open countryside. Highways do not consider the site to be suitable as there are inadequate site frontage length to provide appropriate junction separation from Rhos Estyn. Inadequate junction visibility is currently available however there are proposals to reduce the speed limit which may have implications if implemented. It is an isolated site with inadequate pedestrian linkages.	That the site is not considered suitable for allocation.

Hope / Caergwle / Abermorddu / Cefn y Bedd	HCAC018	Land south of No. 19 Rhyddyn Hill and west of Christian Mountain, Rhyddyn Hill.	3.7	Housing	Red	<p>The site does not comply with the Preferred Strategy as it is divorced from the settlement boundary. This irregular shaped 3.7ha of land is situated on the south side of Rhyddyn Hill and extends southwards towards Mountain View Farm at a roughly 90 degree angle opposite a ribbon of development on the north side of the highway and part behind another ribbon of development on the south side. The development of this site with 100+ dwellings would result in an outlier of development poorly related to the settlement form to the west and the ill conceived ribbon development to the north. The site is also poorly linked with the nearby settlement due to a lack of footways along Gresford Road and partly along Rhyddyn Hill. Highways object on the basis that Rhyddyn Hill is considered unsuitable to cater for any additional traffic due to limited width and alignment in places. The junction at Caer Estyn has substandard visibility. Mature oak trees on the site frontage are likely to restrict the position of any new access and would tend to restrict junction visibility.</p>	That the site is not considered suitable for allocation.
Hope / Caergwle / Abermorddu / Cefn y Bedd	HCAC019	Land rear of Weir House, Hawarden Road, Hope	0.18	Housing	Amber	<p>Small Site - The site forms part of a narrow wedge of land between the railway line to the west and Bridge End House on Hawarden Road to the east. To the south the site tapers whilst to the north is residential development along Fellows Lane. A fence line marks the southern extent of the site. The site is clearly defined by the existing development to the north and east and by the railway line to the west. However, with the exception of Bridge End House to the east, it sits at a lower level than the dwellings to the north.</p> <p>A large proportion of the site lies within a zone C2 flood risk area which is undefended and where PPW and TAN15 seek to avoid highly vulnerable development. Highways officers consider that the site is unsuitable as there is no connection to the adopted highway apart from the narrow track leading to a field gateway. There is inadequate visibility to the right from this access. Given that there are floodrisk and access constraints to development on the site, it would not be appropriate for the site to be included in the settlement boundary.</p>	That the site is not included in the settlement boundary.

Hope / Caergwle / Abermorddu / Cefn y Bedd	HCAC020	Land rear of 56-60 Castle Street, Caergwle	0.13	Housing	Amber	<p>Small Site - When viewed from Castle Street, the site reads as part of the wooded slopes below the Castle, as it is located to the rear of and higher than existing built development. Built development on the site would harm the present open setting to the castle. Highways officers consider this site to be unsuitable as it is remote from the highway with access tracks unsuitable to serve any additional development.</p> <p>Given the access constraints and the impact of built development, it would not be appropriate for the site to be included within the settlement boundary.</p>	That the site is not included in the settlement boundary.
Hope / Caergwle / Abermorddu / Cefn y Bedd	HCAC021	Land west of Gwalia / Bryn Yorkin	1.35	Housing	Amber	Despite the entire eastern boundary adjoining the settlement boundary the site relates better to the open countryside as the site and the open countryside to the west forms part of the heavily wooded steeply sloping Alyn Valley sides. It is crossed by a footpath which leads to an extensive network of footpaths in the wooded area beyond the site. Removal of trees on the site to accommodate approximately 40 dwellings would have a significant visual adverse impact on this elevated and prominent site. In any event highways object to the development of this site due to there being no direct access to the adopted highway furthermore roads in the vicinity are generally inadequate to serve a development of this size.	That the site is not considered suitable for allocation
Hope / Caergwle / Abermorddu / Cefn y Bedd	HCAC022	Line of Hope - Caergwle By Pass	4.86	Transport		Site for Protection - The Hope – Caergwle Bypass is a long standing road improvement scheme which has not progressed. The corresponding section of the improvement scheme in Wrexham CBC has long since been dropped and the route no longer features in the Flintshire part of the North Wales Joint Regional Transport Plan. The route is no longer protected by the Council as a future road scheme and should not be designated on the proposals maps.	That the Hope-Caergwle bypass is not included in a policy or designated on the proposals maps

Hope / Caergwrle / Abermorddu / Cefn y Bedd	HCAC023	Land rear of 17 Plas y Bwl, Caergwrle	0.2	Housing	Amber	<p>Small Site - The site is located at the southern end of dwellings on Plas y Bwl. The site lies in an elevated location and rises up from the rear of no. 17. The site sits behind existing houses which lie at the head of Plas y Bwl and is in an elevated position with land running steeply downward to the east to the A542 Wrexham Road. The site has similar characteristics to the open countryside and is considered to have little relationship with the form and pattern of built development.</p> <p>The inclusion of the site in the settlement boundary would result in a block of development in an elevated and prominent position which would be harmful to the character and appearance of open countryside and also relate poorly to existing built development. Highways officers consider this site is unsuitable as there is no direct access to the adopted highway. Plas y Bwl is considered unsuitable to cater for any additional traffic due to its alignment, limited width and inadequate junction with Bryn Yorkin Lane.</p>	That the site is not included in the settlement boundary.
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Hope / Caergwrlie / Abermorddu / Cefn y Bedd	HCAC024	Abermorddu CP School	0.96	Settlement Boundary	Amber	<p>The candidate site is not actively seeking development of the site but merely its inclusion with the settlement boundary. Given its predominately flat open nature the site currently relates well to the open countryside to the north. As a general principle in establishing settlement boundaries, all school playing fields are excluded from the settlement boundary wherever it is practicable to do so. This is currently the case. However the situation maybe likely to change. The school and playing fields were included in the Deposit UDP. This was to take into account the new allocation of land for housing to the west of Wrexham Road, Abermorddu – HSG1 (41a) (Proposed Change 326) and the way in which this relates to the existing housing allocation in the deposit Plan which lies to the south west of the school HSG1 (41). The two allocations joined at the western edge of the school grounds. To exclude the school grounds from the settlement in order to retain it in the open countryside would have resulted in a contrived and illogical settlement boundary and create a “doughnut” effect that is likely to be very confusing to Plan users. Despite this approach being supported by the Inspector the new allocation west of Wrexham Road did not remain in the adopted UDP and so the school playing fields were excluded from the settlement boundary. The land to the west of Wrexham Road is considered to be suitable for allocation in the LDP as per HCAC004. By implication therefore the school playing field will be included in the settlement boundary but will still be protected by Plan policies.</p>	<p>That as a result of allocation of the land to the north of the site should be included in the settlement boundary.</p>
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Hope / Caergwrl / Abermorddu / Cefn y Bedd	HCAC025	Land off Huxleys Lane, Hope	1.23	Housing	Amber	<p>This site abuts the settlement boundary on two sides - to the west and to the south where there is existing residential development at The Beeches and Almond Way. The site is considered to relate well to the urban form of the settlement where there is a large area of residential development to the south and which is well contained by Sryt Isa to the west and the A550 Wrexham Road to the east. Wat's Dyke and a footpath is situated within the eastern edge of the site which would require measures to safeguard these should the site be developed. Previously the site was allocated in the UDP but removed on account of access concerns. Similarly the Highways Officer considers this site to be unsuitable as there is no direct access to a public highway and a transport assessment would be required in terms of access through The Beeches. However, it could be considered further if linked through land to the southwest and Almond Way, and negotiations are continuing to achieve this. The development of the site is considered appropriate in terms of relationship with settlement and open countryside subject to firming up on the access. It is considered suitable to be considered further as a possible allocation.</p>	That the site is considered suitable for allocation subject to clarification over access.
Hope / Caergwrl / Abermorddu / Cefn y Bedd	HCAC026	Land north of Bryn Issa, Gresford Road, Hope	0.32	Housing	Amber	<p>With the exception of the 4 bungalows to the south of the site the bulk of the settlement form at this location is on the opposite side of the A550 Wrexham Road. This long straight road marks a strong physical demarcation between the built up area and the countryside. Whilst the settlement is identified as a Local Service Centre the site relates poorly to the main built form of the settlement. The site is better related to the open countryside to the north and east. Development of the site would result in urban encroachment extending beyond a well defined and defensible edge. Highways consider access to be unsuitable as there is inadequate junction visibility to the right on exit due to the horizontal and vertical profile of the road.</p>	That the site is not considered suitable for allocation.

Hope / Caergwrle / Abermorddu / Cefn y Bedd	HCAC028	Land on south side of junction Gresford Rd and Hope Hall Drive, Hope	1.44	Housing	Green	With the exception of the ribbon development to the south of the site the bulk of the settlement pattern and form at this location is on the opposite side of the B5373 Gresford Road. This together with the long straight A550 Wrexham Road to the north marks a strong physical demarcation between the built up area to the west and the countryside to the east. Whilst the settlement is identified as a Local Service Centre the site relates poorly to the main built form of the settlement. The site is better related to the open countryside to the north and east. Development of the site would result in urban encroachment extending beyond a well defined and defensible edge.	That the site is not considered suitable for allocation.
Hope / Caergwrle / Abermorddu / Cefn y Bedd	HCAC029	Land at Bryn Tirion, Mold Road, Caergwrle	2.04	Housing	Amber	Between the access track leading to the Hall is a tapering intervening gap of land before reaching the well defined settlement boundary which is formed by the residential development at Edinburgh Avenue and alongside the A541 to the south of the site. This frontage development gives the appearance of ribbon development stretching out along the A541 in a northerly direction from the main pattern of development to the south. Development of this prominent site would in effect continue this ribbon development and result in a fragmented and illogical development away from the centre of Caergwrle. It would be poorly related and visually damaging to an area of attractive open countryside. Highways have raised objections to development at this site on the basis that the site is in a relatively remote location and limited/substandard pedestrian connectivity. The horizontal alignment of the road and bounding hedges, restricts forward visibility along the road. It would be possible to provide an appropriate junction layout (right turn lane potentially required) however this would require the full removal of the hedgerow fronting the site.	That the site is not considered suitable for allocation.
Hope / Caergwrle / Abermorddu / Cefn y Bedd	HCAC030-AS	Rhyddyn Farm, Caergwrle	0.3	Housing	Amber	There is a clearly defined edge to the limit of built development at Queensway for this part of Hope which is in sharp contrast between this built up area and the adjacent countryside. Amending the settlement boundary as proposed would result in development that relates poorly to the existing settlement form by virtue of an illogical and contrived boundary projecting into the existing field. In addition the close proximity of a Schedule Ancient Monument some 30m to the east means that development would be highly likely to have a harmful impact on the setting of this SAM. A recent planning application for a small residential development was refused and then dismissed on appeal.	That the site is not included in the settlement boundary for HCAC.

Hope / Caergwrl / Abermorddu / Cefn y Bedd	HCAC031-AS	Llwyn Derw, Wrexham Road, Hope	1.2	Housing	Red	The site does not comply with the Preferred Strategy as it is well divorced from the settlement boundary to the south and to allocate it for housing would facilitate development of some 33 dwellings in an unsustainable location which would be poorly related to the existing pattern and form of development at a considerable distance further away to the south. Development of the site would add to and consolidate the sporadic development in the vicinity of the site and have a harmful impact upon the character of the open countryside. It would also result in an outlying block of development effectively surrounded by open countryside contrary to well established planning principles.	That the site is not considered suitable for allocation.
Leeswood	LEE001	Land adj Queens Farm, Dingle Road, Leeswood	5.06	Housing	Amber	This development of this site would represent a significant intrusion into the open countryside and would be poorly related to the form and pattern of built development. It would also weaken the gap between Leeswood and Pontblyddyn at the bottom of Dingle Road. It would represent significant and harmful urban sprawl in an attractive rural landscape.	The site is not considered suitable for allocation.
Leeswood	LEE003	Land n/e of Windover, Stryt Cae Rhedyn, Leeswood	0.87	Housing	Red	The site does not comply with the Preferred Strategy as the proposed development would result in a form of unsustainable ribbon development well outside of a defined settlement boundary. Development would harm the open natural and undeveloped character of the open countryside.	The site is not considered suitable as an allocation or inclusion in settlement boundary.
Leeswood	LEE004	Land to side and rear of Wesley Methodist Church, King Street, Leeswood	1.37	Housing	Amber	The site sits to the rear of existing built development fronting onto the main road and is close to the village centre and a range of facilities and services and public transport. It is well defined by existing built development and by existing hedgerows and would represent a modest and logical extension to the settlement. However, it is a greenfield site and is therefore sequentially less preferable than brownfield sites both in Leeswood and the neighbouring settlement of Coed Talon and Pontybodkin. In the context of available brownfield sites within the settlement it is not necessary nor appropriate to allocate a greenfield site outside of the settlement boundary.	That the site is considered as suitable for a possible housing allocation

Leeswood	LEE005	Land rear of Wesley Methodist Church, Leeswood	5.18	Housing	Amber	<p>Only a small part of the site is well related to the form and pattern of built development and the bulk of the site relates more closely to open countryside than it does to the settlement. The site is large in extent when compared with the scale of the settlement and would represent a considerable level of growth. Being greenfield, it is sequentially less preferable than other brownfield sites in this and the adjoining settlement. The site is also prominent and its development would impact both on the character of the settlement and the open countryside setting to the settlement.</p>	That the site is not considered suitable for a housing allocation.
Leeswood	LEE006	Ysgol Derwenfa, Leeswood	1.64	Settlement Boundary	Amber	<p>The candidate site is not actively seeking the development of the site, merely its inclusion within the settlement boundary. The school site is bounded by development on three sides. However, its inclusion would necessitate the inclusion of other land within the settlement boundary. Furthermore, the boundary proposed in the candidate site would cut across open land and does not follow any physical feature on the ground. The school land has an open aspect towards open countryside to the north and on balance it is considered inappropriate to be included in the settlement boundary.</p>	That the site is not considered suitable to be included in the settlement boundary.

Leeswood	LEE007	Land adj Ffordd Siarl, Leeswood	1.59	Housing	Amber	<p>Site 1 does not benefit from an adequate point of highway access as existing access points are insufficient to cater for the scale of development proposed. The land has been laid out and utilised by the community as a playing field and it is a locally valued amenity space with adjoining playground, which affords wider attractive views of the surrounding rural landscape. The site proposer suggests the potential for the Ffordd Siarl site to be accessed through the residential scheme at HSG1(30) however there is no evidence that this is practicable or achievable, particularly as there is new developer interest in bringing forward the former Laura Ashley part of HSG1(30). The site should be retained as green space and is not considered suitable or genuinely available to be considered as a housing allocation.</p> <p>Site 2 comprises an existing industrial building and use and forms an integral part of the setting. In conjunction with the land to the north (the former Laura Ashley unit) the site has been allocated in the UDP for many years. The building is still in use for employment and there has been no developer interest in delivering this part of the housing allocation. There is no indication that there is a genuine intention to develop the site for housing or that the site is available. In this context, the site should no longer be allocated but should be designated as white land within the settlement boundary. This will allow any subsequent proposals for housing to be considered as a windfall site against the Plans framework of policies.</p>	That Site 1 is retained as green space within the settlement boundary and that Site 2 is not retained as a housing allocation but shown as white land within the settlement boundary.
Leeswood	LEE008	Land to rear of Delfryn, King Street, Leeswood,	0.05	Housing	Grey	Small Site - The site is already within the settlement boundary of Leeswood and planning proposals for 1 or 2 dwellings can be determined against existing planning policies. Indeed, planning permission has now been granted on the site for a single dwelling. The site should remain as white land within the settlement boundary.	That the site is retained as white land within the settlement boundary
Leeswood	LEE009-AS	Tyddyn Glo	0.9	Housing	Amber	The settlement boundary is well defined in this part of Leeswood by the narrow country lane looping around this small grouping of dwellings. The site has no northern boundary on the ground and takes an artificial line across a much larger field which has an open aspect, sloping gently downwars away from the village and affording wide views. Development on the site would harm the character and appearance of this part of the settlement.	That the site is not considered suitable for a housing allocation.

Leeswood	LEE010-AS	County Road	0.2	Housing	Amber	Small Site - The settlement boundary along both the north and south side of County Rd is well defined by the existing ribbon development comprising detached dwellings. The presence of ribbon development opposite the site does not justify extending the settlement boundary further along the southern side of County Road to accommodate two additional dwellings. The site forms part of a large linear field extending along County Road and sloping steeply down to woodland below. Furthermore it has no existing boundary on the ground, other than to follow a notional boundary in line with the development opposite. Development would be extremely prominent in the landscape and would harm the character of the open countryside and settlement.	That the site is not included in the settlement boundary.
Leeswood	LEE011-AS	The Grange, Stryt Cae Rhedyn	1	Housing	Red	Small Site - The site does not comply with the Preferred Strategy as it is located well outside the existing settlement boundary of Leeswood and is in an open countryside location. The Plan does not allocate sites of less than 10 units and it is also not possible to allocate single dwellings sites in open countryside. Any proposals for a dwellings here, and the personal circumstances put forward by the site proposer must be considered as part of the Development Management process.	That the site is not considered appropriate for inclusion in the settlement boundary.
Lixwm	LIX001	Land north west of Tan y Graig, Lixwm	1.17	Housing	Red	The site does not comply with the Preferred Strategy as Lixwm is a Tier 4 settlement where housing development will only be permitted related to the scale of, character and role of the settlement and which delivers local needs housing. This site at 1.2 ha would provide approximately 36 dwellings and the proposal does therefore not comply with the Preferred Strategy. In addition, Highways have advised that the site is unsuitable and there was a recent appeal decision on the northern part of the site which was dismissed on the grounds that the site is not in a sustainable location as it is on the edge of a settlement poorly provided with facilities and there were amenity issues for existing properties. NRW have advised that the site is adjacent to a SSSI.	That the site is not considered suitable to be allocated or included in the settlement boundary.

Lixwm	LIX002	Land west of Teg Fan, Ffordd Gledlom, Lixwm	0.25	Housing	Amber	<p>Small Site - The site is bounded to the east by an existing dwelling Teg Fan, to the south by Ffordd Gledlom and to the west by a hedgerow. As the site forms part of a much larger field there is no physical boundary along the northern edge of the site.</p> <p>A distinct block of development exists on the north side of Ffordd Gledlom and to the west of the B5121, comprising Cae Eithin and Parc Capel. The western edge of this block of development follows a clear physical boundary comprising hedgerows and mature trees. Beyond Teg Fan, there is a distinct change in character whereby the road narrows and features verges and hedgerows as well as mature trees. The site provides open views to the remainder of the field to the rear. The site is considered to relate much more closely to open countryside than it does to the form and pattern of built development.</p> <p>Despite the proposer only seeking a single dwelling, the inclusion of the site within the settlement boundary could result in some 6-7 dwellings, given its size. A small block of development would extend the settlement beyond the present well defined edge to built development. Furthermore, it would change the character of the locality with the removal of hedgerows and physical road improvements associated with the provision of an access.</p>	That the site is not included in the settlement boundary.
Lixwm	LIX003	Maes y Goron, Lixwm	0.79	Housing	Grey	The site has already been developed and therefore it is not appropriate to allocate it for housing. However, it should be included within the settlement boundary.	That the site is included in the settlement boundary.
Lixwm	LIX004	Land between Westacres and Eryl, Berthen Road, Lixwm	0.06	Housing	Red	Small Site - The site does not comply with the Preferred Strategy as it is well divorced from the settlement boundary of Lixwm. It comprises a small gap between a row of 4 modest detached bungalows and a larger detached dwelling. The LDP is unable to allocate such small sites for development as they are subject to consideration as part of the development management process against existing national and local planning policies. The dwelling could be considered in the context of HSG5 in terms of whether it constitutes infill development and is to meet a local need. An appeal was dismissed for an infill dwelling on the grounds that it did not represent sustainable development and that it did not provide for local needs housing. A recent planning application for a dwelling was refused and then dismissed on appeal.	That the site is not included in the settlement boundary.

Lixwm	LIX005	Land north of Hillbank, Ffordd Walwen, Lixwm	0.53	Housing	Red	The site does not comply with the Preferred Strategy as Lixwm is a Tier 4 settlement where new housing allocations will not be made, and where housing development will only be permitted related to the scale of, character and role of the settlement and which delivers local needs housing. This site at 0.5 ha would provide approximately 15 dwellings and the proposal does therefore not comply with the Preferred Strategy. In addition, Highways have advised that the site is unsuitable; and the land is considered to represent BMV agricultural land.	That the site is not considered suitable to be allocated or included in the settlement boundary.
Lixwm	LIX006	Land to the rear of Llwyn Onn, Lixwm	1.37	Housing	Red	The site does not comply with the Preferred Strategy as Lixwm is a Tier 4 settlement where new housing allocations will not be made, and where housing development will only be permitted related to the scale of, character and role of the settlement and which delivers local needs housing. This site at 1.4 ha would provide approximately 40 dwellings and the proposal does therefore not comply with the Preferred Strategy. The site incorporates LIX001 and the western most portion of the site which lies within the settlement boundary has planning permission for residential. Highways have advised that the site is unsuitable and there was a recent appeal decision on the northern part of the site which was dismissed on the grounds that the site is not in a sustainable location as it is on the edge of a settlement poorly provided with facilities and there were amenity issues for existing properties. NRW have advised that the site is adjacent to a SSSI.	That the site is not considered suitable to be allocated or included in the settlement boundary
Lixwm	LIX007	Land to north of Llys Ifor, Lixwm	0.59	Housing	Red	The site does not comply with the Preferred Strategy as Lixwm is a Tier 4 settlement where new housing allocations will not be made, and where housing development will only be permitted related to the scale of, character and role of the settlement and which delivers local needs housing. This site at 0.6 ha would provide approximately 17 dwellings and the proposal does therefore not comply with the Preferred Strategy. In addition, the site lies to the northern side of the settlement and would encroach unacceptably into the open countryside in this location	That the site is not considered suitable to be allocated or included in the settlement boundary.

Lixwm	LIX008	School playing fields	1.11	Settlement Boundary	Amber	<p>Lixwm is a Tier 4 settlement where housing development will only be permitted related to the scale of, character and role of the settlement and which delivers local needs housing. The site has been put forward for inclusion within the settlement boundary and includes a burial ground, school, school playing field and recreational space within a rural village context and in a character which respects this and the adjacent listed chapel. The school itself is divorced from the existing development along the road through Lixwm, being separated by the playing field, recreation space and burial ground. To include the site within the settlement boundary could mean that the site could be developed in future and this would be detrimental to the setting and character of the village in this location.</p>	That the site is not considered suitable to be allocated or included in the settlement boundary.
Llanfynydd	LFD001	Land to rear of Old Post Office, Llanfynydd	0.59	Housing	Red	<p>The site does not comply with the Preferred Strategy as Llanfynydd is a tier 5 Undefined Village where new allocations will not be made. Llanfynydd is a small, linear village situated in the rural south of the County. This roughly rectangular shaped site is an agricultural field set behind a dwelling and The Cross Keys Public House. It forms part of the wider open countryside immediately to the north and east. In the settlement hierarchy Llanfynydd is identified as an undefined village which is a settlement which has few or no services and facilities and which is not of a size or character to warrant a settlement boundary. This Candidate Site does not comply with the LDP Preferred Strategy and would not represent sustainable development.</p>	That the site is not considered suitable to be allocated or included in a settlement boundary.
Llanfynydd	LFD002-AS	Rectory Field	1.5	Housing / rural enterprise	Red	<p>The site does not comply with the Preferred Strategy as Llanfynydd is a tier 5 Undefined Village where new allocations will not be made. Llanfynydd is a small, linear village situated in the rural south of the County. The site comprises of 1.53 (ha) agricultural grazing land. It is located to the east of the village and is surrounded by open countryside. The site is physically divorced from the settlement boundary as defined in the UDP and there is a considerable gap between the site and the settlement boundary. The site does not relate well to the built form and pattern of development in the settlement. In the settlement hierarchy Llanfynydd is identified as an undefined village which is a settlement which has few or no services and facilities and which is not of a size or character to warrant a settlement boundary. This Candidate Site does not comply with the LDP Preferred Strategy and would not represent sustainable development.</p>	That the site is not considered suitable to be allocated or included in a settlement boundary.

Lloc	LLOC001	Land adjoining Garfield House	0.41	Housing	Red	The site does not comply with the Preferred Strategy as Lloc is not an identified settlement in the settlement hierarchy. The site lies in the open countryside close to the hamlet of Lloc which does not have a settlement boundary in the LDP. To allocate land in this location would therefore not conform with the Preferred Strategy and would not represent sustainable development given the lack of facilities and services..	That the site is not considered suitable to be allocated or included in a settlement boundary.
Llong	LNG001	Land west of 1-5 Stone Row, Llong	0.5	Housing	Red	The site does not comply with the Preferred Strategy as Llong is not an identified settlement in the settlement hierarchy. The site lies on the north side of the A5118 at Llong. Its sits between a row of cottages to the east and two farms to the west and there are further sporadic dwellings to the south of the road. However, there is no readily identifiable pattern to development and the location is not recognised as a settlement in the settlement hierarchy. Development on the site would add to sporadic development in open countryside and would not represent sustainable development as occupants would be entirely car based in accessing facilities and services.	That the site is not considered suitable to be allocated or included in a settlement boundary.
Mancot	MAN001	Land between Mancot Lane and Mancot Way, Mancot	1.55	Housing	Amber	The site presently contributes to a wedge of countryside which serves to separate the settlements of Pentre, Mancot and Sandycroft. The development of the site would result in a block of development extending into open countryside which would relate poorly to the form and pattern of built development. The development of the site would undermine the objective and openness of the green barrier and place pressure on adjoining land. Part of the site also lies within a C1 flood risk area and with pockets of surface water flood risk. Further commentary on the green barrier will be provided in the green barrier review.	That the site is not considered suitable to be allocated
Mancot	MAN002	Land between Mancot Lane & Willow Park, Mancot	21.15	Housing	Amber	The site is significant in its area and would bring about the coalescence of Mancot, Pentre and Queensferry. Development would undermine the purpose and openness of a strategic green barrier. Large parts of the site are at risk of flooding and also comprise best and most versatile agricultural land. The size of the site would bring about delivery issues and strategic housing provision already exists at Northern Gateway. It is unnecessary and inappropriate to have a further large strategic housing allocation in such close proximity. Further commentary on the green barrier will be set out in the Green Barrier review.	That the site is not considered suitable to be allocated

Mancot	MAN003	Land between Aston Hill & A550	37.05	Housing	Amber	The development of the site would result in a significant development which would bring about the coalescence of the settlements of Queensferry, Pentre, Hawarden and Shotton/Aston. This would undermine the strategic purpose of this green barrier in maintaining the separate identity of a number of settlements. Development would also result in the loss of a significant area of best and most versatile agricultural land.	That the site is not considered suitable as a housing allocation
Mancot	MAN004	Land to east of Leaches Lane, Mancot Royal	6.01	Housing	Amber	The linear shaped site is poorly related to the existing form and pattern of built development at Mancot, being separated by intervening fields. The eastern edge of the settlement has a soft edge and a rural character to it, particularly along Leaches Lane. By contrast, the proposed development would result in a hard linear edge to the settlement which would also create a precedent for the development of the intervening land. This would represent a substantial encroachment into open countryside, which the green barrier seeks to resist. Further commentary on the green barrier is set out in the Green Barrier review.	That the site is not considered suitable to be allocated
Mancot	MAN005	Mancot Farm/Greenacres Farm	7.05	Housing	Amber	The site presently forms a narrow gap between Hawarden and Mancot to the south and Queensferry to the north. Development would remove this gap and would result in coalescence between several settlements. Development would harm the character and appearance of the locality. Further commentary on the green barrier is set out in the Green Barrier review.	That the site is not considered suitable to be allocated.
Mancot	MAN006	Land adj Mancot Way / Foxes Close, Mancot	0.92	Housing	Amber	The site has an educational use in connection with the adjoining school and helps provide valuable open space to the school. The bulk of the site also has flood risk issues. It forms part of a swathe of open countryside which forms an integral part of the green barrier between Mancot, Pentre and Sandycroft. The development of the site would harm the function and openness of the green barrier and would harm the present setting to the school and settlement. Further commentary on the green barrier can be found in the Green Barrier review.	That the site is not considered suitable for allocation

Mancot	MAN007-AS	Between Aston Hill & A550	20	Employment	Amber	The site is smaller in size than MAN003 in that it does not extend south eastwards up to the edge of Hawarden / Mancot. It also differs in that the site is put forward for employment development. Although the proposal would retain some green barrier, it would still involve the loss of a significant amount of a strategic green barrier between and bring about the near coalescence of development at Shotton / Aston and Willow Park. The Employment Land Review has established that there is a sufficient portfolio of employment land in the County and that there is no need for further employment allocations. The site is in close proximity to Northern Gateway where significant provision is made for employment development as part of a mixed use development. It is inappropriate and unnecessary to be using green barrier land to promote further employment land, when it could undermine the delivery of a sub-regional strategic site.	That the site is not considered suitable or necessary for allocation for employment.
Mold	MOL001	Bryn yr Haul Cottage, Rhydgaled, Argoed Hill, Main Road, Mold	0.69	Housing	Red	The site is divorced from the form and pattern of development comprising Mold. Its only development context is the adjacent nursing home but this is different in character, being developed from a large country house, set within landscaped grounds. By contrast, the site would result in a large block of development in the form of an 'outlier' which would harm the open character and appearance of the green barrier contribute to coalescence between Mold and New Brighton. The site is not appropriate or suitable to be allocated for housing	That the site is not considered suitable for allocation or inclusion within settlement boundary.
Mold	MOL002	Land between Ruthin Road and Plas Anney, Mold	5.4	Housing	Amber	The site sits in a prominent location on Ruthin Rd which is a key route into the town. Development would extend built development south westwards from Mold and would significantly weaken the green barrier between Gwernynnydd and Mold. A further consideration is that there is land along the north western edge of the settlement which does not involve the loss of green barrier land. In sequential terms the land off Ruthin Rd is less preferable than the land outside the green barrier in the vicinity of Denbigh Rd and Gwerناffield Rd. A commentary on the green barrier is set out in the green Barrier review but development of the site would clearly weaken the gap between Mold and Gwernymydd when it is presently not necessary to do so. In addition, a large housing development is presently taking place on land at Maes Gwern, only a short distance from the site. In this context it is considered unnecessary and inappropriate to utilise green barrier land for development.	That the site is not suitable for consideration as a housing allocation.

Mold	MOL003	Land south of Cwrt Rhyd y Galed, Mold	8.54	Housing		withdrawn	
Mold	MOL004	Land north of Wood Green, Mold	0.86	Housing	Amber	The site is modest in size and has an urban context with development at Wood Green. However, the hedgerow boundary and public footpath along the northern edge ensure that the site contributes to the open character of the valley. Development would result in visual harm to users of the public footpath, by bringing development closer to the Alyn Valley and result in pressure for development on adjoining land. The site is partly within a C1 flood risk area and there are known access constraints. In light of these constraints it would not be appropriate to allocate the site.	That the site is not considered suitable for allocation
Mold	MOL005	Land north of junction of A494 and Ruthin Road, Mold	8.27	Housing	Red	The site does not comply with the Preferred Strategy as it is divorced from development on the edge of both Mold and Gwernymynydd. It sits within a narrow swathe of open countryside between the two settlements which rises up towards the edge of Gwernymynydd. Development would result in a block of development which would harm the character and appearance of open countryside alongside a prominent approach to Mold. The green barrier will be assessed as part of the green barrier review.	The site is not considered suitable for allocation in the Plan.
Mold	MOL006	Land south of The Haven, off Upper Bryn Coch, Mold	1.62	Housing	Amber	The site is separated from nearby development to the north by intervening land and from development to the east by the minor road which is in cut as it runs below the A494(T). The site is highly visible from the A494(T) and development would harm the open landscape setting to the listed buildings at the former jail. Opportunities exist elsewhere in and around Mold which do not cause such harm. The site also forms part of the narrow green barrier between Mold and Gwernymynydd and the development of the site would erode the gap on the edge of Mold. Further commentary on the green barrier will be set out in the Green Barrier Review.	The site is not considered suitable as an allocation for housing.

Mold	MOL007	Land off Cilnant, Queens Park, Mold	4.49	Housing	Amber	Although the western edge of Mold offers a longer term opportunity for future growth the site is considered to be less preferable than the land to the north, between Gwernaffield Rd and Denbigh Road. These sites (MOL 025/044/045) bring the option of a road link between Denbigh Rd and Gwernaffield Rd which will bring wider benefits. In comparison, this site appears more as an isolated urban extension, which at present does not deliver the benefits that the sites to the north can. The site in isolation also has highways constraints and a significant proportion of the site is at risk of flooding. Despite being allocated in the UDP it has not attracted developer interest and should not be carried forward as an allocation in the Plan.	That the site is not considered suitable as a housing allocation
Mold	MOL008	Llyn y Glyn Fields, Denbigh Road, Mold	3.3	Housing	Amber	The site relates well to the form and pattern of built development in this part of Mold. Development would represent a logical extension / rounding off of existing development. However there are a number of issues in relation to flood risk, landfill and proximity to Synthite which would require considerable technical background studies in order to be allocated for residential. On the basis that the adjoining candidate sites are to be allocated, then the site, by implication, will be included within the settlement boundary and could be considered as a large windfall site, possibly in the latter stages of Plan period.	That the site is not considered appropriate as an allocation but as a result of the adjoining allocation, should be included in the settlement boundary as white land.
Mold	MOL009	Mold Football Ground, Denbigh Road, Mold	3.41	Housing	Amber	The development of the site for housing would represent an extension of the recent Morris Homes development to the east. The site is well defined by existing development and strong physical boundaries but does suffer from a number of constraints including a location adjacent to flood risk areas, proximity to Synthite and access constraints. Areas within the site are also designated as green space. However the biggest constraint to development is the loss of the football ground and the associated impacts on the community and culture of the town. Even if constraints can be overcome, the site could not be allocated unless a suitable site for the relocation of the football ground can be identified and there is still considerable uncertainty surrounding this.	That the site is not considered suitable for allocation for housing.
Mold	MOL010	Land south of Chester Road, Mold	0.71	Retail and Commercial	Green	Despite being allocated in adopted UDP there is no evidence of developer interest in developing the site and the bulk of the site is still in use. In this context it would not be acceptable to continue to allocate the site in the absence of any evidence that it is viable or deliverable. The site should remain as white land within the town centre boundary and any subsequent proposals can be assessed against Plan policies.	That the site is designated as white land and remains within the town centre boundary.

Mold	MOL011	Land south of junction of A494 and Wrexham Road, Mold	7.95	Mixed Use	Amber	The site is proposed for a mixed use development comprising employment and leisure uses and would introduce built development to the south of the A494. Such development would relate poorly to the form and pattern of built development and would act as a precedent for development to the south of the A494. Built development would harm the open countryside setting to town along a key communication route. The Employment Land Review has identified that the County has sufficient employment land, without the need for new allocations and there is also employment land allocated in Mold. There is no justification for employment development on greenfield land on the edge of Mold. The previous use of land for the Eisteddfod does not set a precedent for the more intensive form of development proposed.	That the land is not suitable for allocation and should remain outside the settlement boundary of Mold.
Mold	MOL012	Ty Newydd Farm, Mold (Long Barn)	0.28	Housing	Red	Small Site - The site comprises a former farm holding comprising a number of traditional farm buildings in an open countryside location, some distance from the edge of Mold. The LDP is unable to allocate such small sites for development as they are subject to consideration as part of the development management process against existing national and local planning policies. Consideration can be given to the conversion of the farm buildings to residential / work space against policies in the UDP. Highways officers consider the site is unsuitable due to limited width and poor alignment of the access roads but consideration could be given to a barn conversion if traffic generation is limited to existing traffic levels.	That the site is not included in a settlement boundary
Mold	MOL013	Alun Meadows, Love Lane, Mold	1.89	Housing	Amber	The site has wider public value given the significant contribution it makes to the conservation area and the Grade I listed St Mary's Church. Development would be harmful to the character and appearance of a key part of the town centre and should not be considered for allocation.	The site is not considered suitable for allocation and should remain designated as a green space.
Mold	MOL014	Land south of Cwrt Rhyd y Galed, Mold	8.54	Housing		withdrawn	withdrawn
Mold	MOL015	Kendricks Field, Ruthin Road, Mold	0.98	Leisure		Site for Protection as a leisure facility - The sites value to the local community is already recognised by virtue of its green space designation. The existing / emerging policy framework combined with advice in PPW will also allow for a variety of uses to be considered on the site, where they would constitute development and require planning consent. It is therefore inappropriate for any further designations / allocations, as the Town Council's proposals are best pursued outside of the development plan process.	That the site be retained as a green space designation

Mold	MOL016	Former Driving Centre, St. David's Lane, Mold	0.41	Housing	Green	<p>The site has not been put forward by the landowner or by a developer and there is no evidence that it is genuinely available for redevelopment. The offices are attractive and in good condition and accompanied by car parking set within landscaped grounds. It has been previously used by a range of government / public offices and the site is considered appropriate to be retained for such uses. The Plan contains an allowance for unidentified windfall sites coming forward and any proposals which might come forward can be considered on this basis.</p>	The site is not considered suitable for allocation for housing and should remain as white land in settlement boundary.
Mold	MOL017	County Hall, Raikes Lane, Mold	12.18	Mixed Use	Green	<p>This site is a good candidate housing allocation however there are issues in terms of:</p> <ul style="list-style-type: none"> - The site has special value for nature conservation and landscape which will reduce development capacity significantly. - The demolition of the site will incur significant costs which will reduce landowner and developer profit margins and given the prominence of this site in the landscape it would be detrimental for the site to be out of use for a long period of time. - The site is occupied by a nationally important and renowned theatre - Theatr Clwyd. Any future development should consider the potential to accommodate relating complimentary uses to the Theatr including hotel and restaurant and leisure uses. - This site is highly unlikely to be delivered in the short - medium term as a housing site and as such care should be taken in the reliance upon the site to contribute to housing supply. <p>In this context it is not considered that the site is appropriate to be allocated. Instead it would be more appropriate to treat it as a large windfall opportunity which can provide additional flexibility to the delivery of housing over the Plan period.</p>	The site is considered suitable for allocation for a housing led mixed use development scheme (but not to count towards the housing land supply figure).
Mold	MOL018	Land east of Rhody Galed Farm, Mold	8.87	Agricultural / Green Barrier		<p>Site for Protection - The site will be retained as green barrier as set out in the green barrier review. The site is no longer being proposed for housing development following the withdrawal of MOL003.</p>	That the green barrier designation is retained.

Mold	MOL019	Penybont Farm, Chester Road, Mold	13.4	Cattle market / hotel	Amber	<p>Developments in and around the Wylfa roundabout have introduced new urban features which have served to visually extend the urban form of Mold to Wylfa roundabout. However, Woodlands Road presently forms a strong edge to built development and the size of the site results in it having the appearance of open countryside, despite the outer boundary formed by the A494(T). From the site it appears as part of the wider open countryside and serves to retain a gap between Mold and Mynydd Isa.</p> <p>The site is in two ownerships with Welsh Government owing the bulk of the site and the strip of land alongside Woodlands Rd being in the ownership of a private housebuilder with a track record of being slow in bringing sites forward for development. There is presently no evidence of the two parties presenting a joint approach to bringing the site forward and it is considered that, subject to the revision of green barrier, the two sites would have to come forward and be developed together. There are also a number of constraints on the site which include the adjacent listed buildings, flood risk and nature conservation on part of the site, and the difficulty in securing a satisfactory vehicular access.</p> <p>Within the wider context of Mold there are other options for housing development outside of the green barrier i.e. on land between Denbigh Rd and Gwernaffield Rd. Sequentially, land within the green barrier has to be less preferable than land outside of the green barrier.</p> <p>The site is therefore inappropriate to be put forward as a potential allocation, in view of site specific considerations and the available of sequentially preferable sites outside of the green barrier.</p>	That the site is not considered suitable or appropriate as a housing allocation
Mold	MOL020	Maes Gwern, Mold Business Park, Mold	5.75	Housing	Amber	The site gained planning permission (056742 - 160 dwellings)on 27/07/18. As the site will not feature in the April 2018 HLA Monitoring Study as a commitment, it should be allocated in the deposit Plan. Construction has commenced on site and therefore the scheme will be delivered in the early part of the Plan period.	That the site is allocated for housing in the LDP.
Mold	MOL021	Land south west of Mold/Upper Bryn Coch	9.53	Green Barrier		Site for Protection - The site is to be retained as a green barrier as set out in the green barrier review.	That the green barrier designation is retained.

Mold	MOL022	Land south east of Plas Aney, off Ruthin Road, Mold	6.03	Green Barrier		Site for Protection - The site is to be retained as a green barrier as set out in the green barrier review.	That the green barrier designation is retained.
Mold	MOL023	Land north of Queens Park/Hendy Road	4	Agricultural		Site for Protection - It is not possible or practicable to designate land in the development plan on the basis of it being agricultural land. Information relating to agricultural land quality is held by Welsh Government but accurate results require on site survey work to establish the exact quality. Any development proposals arising in such sites may be likely to be required to undertake detailed on-site assessments to establish whether it is best and most versatile agricultural land. This information would then be considered in the planning balance in assessing development proposals.	That the site is not designated in the Plan as 'agricultural land'.
Mold	MOL024	Land on western edge of Mold, south of Gwernaffield Road	13.17	Housing	Amber	The north east corner of the site would represent a small urban extension which would relate well to the existing form and pattern of built development, being screened by existing built development along the southern edge of Gwernaffield Rd. The bulk of the site though would represent an extension of built development into open countryside and extend development along the southern side of Gwernaffield Rd. Although the north western edge of Mold offers a longer term opportunity for future growth the site is considered to be less preferable than the land to the north, between Gwernaffield Rd and Denbigh Rd. These sites (MOL 025/044/045) bring the option of a road link between Denbigh Rd and Gwernaffield Rd which will bring wider benefits. In comparison, this site appears more as an isolated urban extension, which at present does not deliver the benefits that the sites to the north can.	That the site is not considered suitable for an allocation.
Mold	MOL025	Land between Factory Pool Lane and Gwernaffield Road, Mold	8.28	Housing	Amber	The site is well defined by existing roads and development and is distinct from the wider open countryside to the west. Although the UDP Inspector noted that the site turned its back on existing development, the site can be considered along with the site to the north thereby enabling improved vehicular access to Denbigh Rd and better links with existing development in the locality. The site potentially represents grade 2 BMV agricultural land but this is questionned given the implications of historic land uses. The strong physical features ensure that it can be considered separately from the wider agricultural landscape. In conjunction with MOL044 the site is considered suitable for allocation.	That the site, in conjunction with MOL044, is considered suitable as an allocation.

Mold	MOL026	Land opposite Synthite, Denbigh Road, Mold	3.3	Leisure	Amber	The site has been proposed for leisure and recreation use, but this is from a third party and not from the landowner. The submission contains no detail as to what type of leisure or recreation is proposed and no details as to timescale, funding, agreement of landowner. In these circumstances it would be inappropriate for land to be safeguarded for a particular use or development when there is no certainty that it can be delivered within the Plan period. See also MOL008. Any proposals which do arise could be considered against the Plans policy framework.	That the site is not considered appropriate for allocation as leisure / recreation
Mold	MOL027	Mold Football Ground, Denbigh Road, Mold	3.41	Housing	Amber	see MOL009	see MOL009
Mold	MOL028	Police Station, King Street, Mold	0.62	Mixed Use	Green	The site has been put forward as a mixed use development (civic centre, hotel, restaurants and underground car park) by a third party but not by the landowner. The site is within the settlement boundary of Mold and within the town centre boundary. It sits between two parts of the Mold conservation area. A current study has been commissioned to look at the both the police station and adjoining land and buildings. Any development proposals arising from the study are more appropriately dealt with through the development management system against Plan policies. CURRENT STUDY	That the site remains as white land within settlement boundary and town centre boundary.
Mold	MOL029	Car park, New Street, Mold	2.56	Housing	Amber	The submission proposes that the existing builders merchants is developed for housing but has been made by a third party and not by the landowner. The site is both within the settlement boundary and town centre boundary. At present the site is in use as a builders merchants and in the absence of any approach or agreement from the landowners, it would be wholly inappropriate for the site to be allocated for another use. If the site were to become available during the Plan period then proposals can be considered against the Plans suite of policies.	That the site remains as white land within town centre boundary and is not appropriate for allocation as housing.
Mold	MOL030	Cattle Market, King Street, Mold	0.46	Retail Units	Green	The site is put forward for retail development, but by a third party and not by the site owners. The site is still in use as a cattle market and previous studies have demonstrated that the owners wish the site to remain in use as a cattle market. In the absence of firm proposals that are capable of being implemented within the Plan period, it would be inappropriate for the site to be allocated for other uses.	That the site remain as white land within town centre boundary and that it is not appropriate to be allocated for retail.

Mold	MOL031	Queens Park Hendy Road, Mold	1.64	Housing	Amber	see MOL041	see MOL041
Mold	MOL032	British Telecoms Building, Chester Street/King Street	0.19	Mixed Use	Amber	Small Site - The site has been assessed as part of the Mold Opportunity Sites Assessment and has been identified as being a very attractive mixed-use town centre site. However, the site is presently not available and in this context it would be inappropriate to allocate a site in the LDP where there is little certainty that the development could be delivered over the Plan period. By leaving the site as white land within the town centre boundary (as with the UDP), development proposals can be considered against the Plans proposals as and when they arise.	That the site is retained as white land in settlement boundary and within the town centre boundary
Mold	MOL033	Indoor Market, Daniel Owen Precinct, Mold	0.03	Retail Starter Units	Green	Small Site - The submission appears to suggest that the existing market hall is to be sub-divided into starter retail units, rather than the site redeveloped. However, there are no known plans for a change in the retail offer from that within the present indoor market hall. Indeed, any change of emphasis in the nature of the retail offer within the building is more appropriately investigated and implemented outside of the LDP process. In planning terms any proposal for a change from market stalls to small retail starter units, given its location within the core retail area and town centre boundary, can be considered in the context of national and local planning policies.	That the site is retained as white land in settlement boundary and within the town centre boundary
Mold	MOL034	Library/Daniel Owen Centre, Daniel Owen Square	0.08	Mixed Use	Amber	Small Site - Public realm improvements have been undertaken in order to enhance the appearance of this part of the town centre. The Mold Opportunity Sites Assessment has looked at the redevelopment of the Square but considered that this is unlikely to be deliverable in the absence of the post office and sorting office being part of the site. Furthermore, there are presently no known proposals for the buildings to be redeveloped. The site is located within the town centre and core retail area and development proposals can be considered as part of the development management process against the national and local planning policy framework. It would be inappropriate for the LDP to allocate a development site where there was no firm evidence that it could be delivered within the Plan period	That the site be retained as white land in settlement boundary and within town centre boundary

Mold	MOL035	Alyn Meadows, between Milford Street and Love Lane, Mold	0.07	Housing	Amber	<p>Small Site - The site has been put forward by a third party and it presently comprises apartment blocks owned by the Council which are scheduled to receive a refurbishment to the internal and external fabric of the building. There are therefore no current plans for the blocks to be redeveloped.</p> <p>Even if the blocks were to be redeveloped as social housing this is not a matter which is within the remit of the LDP. The replacement of housing with housing would be more appropriately progressed through the development management system having regard to the framework of national and local policies. It would be inappropriate and unnecessary for land to be allocated in the Plan for such a scheme.</p>	That the site is retained as white land in the settlement boundary
Mold	MOL036	Terrig House/Court House, King Street, Mold	0.24	Mixed Use	Amber	Small Site - The site has been assessed as part of the Mold Opportunity Sites Assessment and more recently as part of the King Street Feasibility Study and has been identified as having potential for redevelopment and benefits to the town centre. The UDP provides a framework of policies against which proposals for the site can be considered and similarly, a flexible policy approach can be incorporated into the LDP to allow the consideration of such proposals. Given the sites use context and location within the settlement boundary and town centre boundary, there is sufficient context to facilitate its redevelopment without the need to allocate it.	That the site is retained as white land in settlement boundary and within town centre boundary
Mold	MOL037	Garages at Maes Bodlonfa, Mold	0.09	Housing	Amber	Small Site - The site is located within a settlement boundary where new housing is acceptable in principle subject to satisfying detailed development management considerations. As the site is too small to be allocated for housing in the LDP it should be progressed separately from the Plan preparation process.	That the site is retained as white land in settlement boundary
Mold	MOL038	Ysgol Delyn, Alexandra Road, Mold	2.64	Education	Grey	Planning permission was granted at Ysgol Delyn for demolition of school and erection of 16 dwellings on 23/11/16.	That the land remains as white land within the settlement boundary
Mold	MOL039	Post Office, Earl Road, Mold	0.31	Employment	Purple	The submission by a third party seeks the relocation of the post office to a retail unit in Mold town centre and the Royal Mail sorting office to a location out of town. The site presently lies within the town centre boundary of Mold and if the site becomes available, the retail policies in the UDP/LDP will enable the consideration of alternative uses / development. However, there is no evidence that the site is genuinely available for development and it would therefore be inappropriate to allocate land in the Plan where there is no certainty it can be implemented in the Plan period.	That the site remain within the settlement boundary and town centre boundary.

Mold	MOL040	Land between Upper Bryn Coch and Llys Ambrose, off Ruthin Road, Mold.	1.59	Housing	Amber	The site is bounded by development to the north and east and by Ruthin Rod to the west and Upper Bryn Coch to the south. However, despite this developed context, the site has strong landscape features, sitting above the land to the north and forms part of the wider open countryside. Development would be highly prominent adjacent to Ruthin Rd and would weaken the green barrier gap between Mold and Gwernymynydd. The site would also be difficult to secure an adequate vehicular access. Further commentary on the green barrier is set out in the Green Barrier review.	That the site is not considered suitable as an allocation.
Mold	MOL041	Land west of Hawthorn Avenue and Elm Drive, Mold.	12.14	Housing	Amber	Although the north western edge of Mold offers a longer term opportunity for future growth the site is considered to be less preferable than the land to the north, between Gwernaffield Rd and Denbigh Rd. These sites (MOL 025/044/045) bring the option of a road link between Denbigh Rd and Gwernaffield Rd which will bring benefits. In comparison, this site appears more as an isolated urban extension, which at present does not deliver the benefits that the sites to the north can. The site in isolation also has highways constraints and a significant proportion of the site is at risk of flooding.	The site is not considered suitable as a housing allocation
Mold	MOL042	Land at Broncoed Business Park, Mold.	0.25	Employment	Purple	Small Site - The site has a prominent roadside frontage between the entrance to Broncoed Industrial Estate and Nercwys Road which provides access to the southern part of Broncoed Industrial Estate and Mold Business Park. The entrance into Broncoed Industrial Estate is framed by the office building on the south side of the estate road and Broncoed House to the north. Although the land at the end of the access road is presently being developed for housing, this part of the site previously accommodated much older industrial type buildings when compared to the higher quality office type business development elsewhere in the industrial estate. Permitting housing development on the frontage to Wrexham Road would change the character of the area and result in a haphazard pattern of housing and industrial development. This would place at risk the remainder of the employment allocation. A planning application for an over 55's residential development is presently under consideration.	That the site is retained within Principal Employment Area and as an employment allocation

Mold	MOL043	Land between Smurfit Kappa and G C Hahn Ltd, Maes Gwern, Mold Business Park, Mold	4.58	Housing	Amber	<p>The site is an existing employment allocation in the UDP and has until recently had the benefit of outline planning permission for B1, B2 and B8 employment development and hotel / restaurant. The Employment Land Review considered that the allocation should remain as part of the Plan's employment land offer. The site is quite different in character than the land on the north side of Maes Gwern. That site was not considered to be a realistic employment allocation due to topography, shape and development costs and was considered better utilised for housing. However the site on the south side of Maes Gwern is located between existing employment development and should be retained in order to ensure that Mold has employment land available.</p>	That the site remain as an employment allocation.
Mold	MOL044	Land opposite Pool House, Denbigh Road, Mold	3.93	Housing/employment	Red	<p>The site is one of a series of candidate sites along the western edge of Mold. The site is the northern most of these sites and has the potential for an access onto Denbigh Road. It forms the basis for a longer term urban extension along the western edge of Mold, given that elsewhere Mold is constrained by flood risk, green barrier and the line of the A494(T).</p> <p>On its own the constraints presented by C2 flood risk and possible contamination would result in the site being unlikely to be considered acceptable for development. However, the site could possibly accommodate a reduced amount of development and provides vehicular access to further potential development land to the south. This could potentially enable the linking of Denbigh Road with Gwernaffield Rd, thereby relieving pressure on surrounding roads, and avoiding existing cul-de-sacs being used to access development land. In conjunction with MOL024 and MOL045 which is the land between Pool House Lane and Gwernaffield Rd, the site is considered to be a potential allocation.</p>	That in conjunction with MOL025/045 the site is considered to be suitable for a housing allocation.
Mold	MOL045	Land west of Beechwood Close and Alwyn Close, Mold	8.28	Housing	Amber	see MOL025	see MOL025

Mold	MOL046	Land west of Ivy Crescent and Hawthorn Avenue, Mold	2.67	Housing	Amber	The site would represent a small urban extension which would relate well to the existing form and pattern of built development . Development would be screened by existing ribbon development. However, there is presently no evidence that a satisfactory vehicular access can be provided and it would appear that it can only be accessed from the adjoining sites to the west (MOL024/047). In the absence of a vehicular access the site is not suitable or appropriate as a housing allocation.	That the site is not considered suitable as an allocation (unless the adjoining sites MOL024 and 047 are allocated)
Mold	MOL047	Land south of Gwernaffield Road and east of Maes Garmon Lane	12.78	Housing	Amber	The site adjoins the western edge of a ribbon of development along Gwernaffield Rd. However the bulk of the site is detached from existing development at Hawthorn Avenue. Development of the site would result in a large block of development which would extend into open countryside yet would be detached from the existing form and pattern of development. Although the north western edge of Mold offers a longer term opportunity for future growth the site is considered to be less preferable than the land to the north, between Gwernaffield Rd and Denbigh Rd. These sites (MOL 025/044/045) bring the option of a road link between Denbigh Rd and Gwernaffield Rd which will bring wider benefits. In comparison, this site appears more as an isolated urban extension, which at present does not deliver the benefits that the sites to the north can. The site in isolation also has highways constraints. However, in conjunction with adjoining sites it could represent a possible allocation.	The site is considered suitable for an allocation in conjunction with adjoining sites.
Mold	MOL048	Land south of Hendy Road and west of Tan Y Graig, Mold	4.27	Housing	Amber	The site, in isolation from other sites, extends awkwardly and significantly into open countryside. Its elongated shape relates poorly to existing built development and development would represent a significant incursion into open countryside. The retention or otherwise of the green barrier will be addressed in the green barrier review. The site has access constraints and is not presently considered to be an acceptable housing allocation.	That the site is not considered suitable as an allocation.

Mold	MOL049	Land rear of 12 Maes Y Dre, Mold	0.24	Housing	Amber	<p>Small Site - The site is located within settlement boundary where new development is acceptable in principle, subject to satisfying development management considerations. Given the small size of the site it is not considered appropriate for the site to be allocated for development. Development proposals can be brought forward and considered against existing / proposed policy framework.</p> <p>Development of this site should not prejudice the possible future development of Mold Alex (subject to satisfactory relocation of football club). If the Mold Alex site were to come forward for development, then consideration could be given to including this site.</p> <p>Highways officers have advised that the site is suitable for limited development only - unable to provide access to adoptable standards and traffic generation to be limited to that of the existing office development.</p>	That the site is retained as white land within the settlement boundary
Mold	MOL050	Former Kwik Save site and adjacent Rugby Club land, Chester Road, Mold	5.58	Retail, Sports club and playing fields	Amber	<p>The part of the site within the town centre boundary has both previous and existing operations and given that it lies within the town centre boundary, then retail development would be acceptable in principle. However, the site includes the rugby pitch and land to the east of the rugby pitch which is presently within open countryside and green barrier. On the basis that previous retail proposals on the site have not materialised it would be inappropriate for the Plan to allocate land if there concerns about viability and deliverability and potential wider impacts. The submission contains little detailed information or justification and it would be more appropriate for these proposals to be pursued through the development management process.</p> <p>The former Kwik Save site is presently being developed for a Home Bargains store. This part of the site should remain with the town centre boundary.</p>	That the settlement boundary and town centre boundary remain as delineated in UDP.
Mold	MOL051	Land north of Ruthin Road, Mold	2.94	Housing	Red	<p>The site does not comply with the Preferred Strategy as it is divorced from development on the edge of both Mold and Gwernymynydd. It sits within a narrow swathe of open countryside between the two settlements which rises up towards the edge of Gwernymynydd. Development would result in a block of development which would harm the character and appearance of open countryside alongside a prominent approach to Mold. The green barrier will be assessed as part of the green barrier review.</p>	The site is not considered suitable for allocation in the Plan

Mold	MOL052	Land between Upper Bryn Coch House and The Haven, Mold	4.42	Housing	Amber	The site is open in character and forms part of a wider swathe of land between the bypass and the built part of Mold. The swathe of open land within which the site sits is quite different in character from the Mold Business Park and from the estate type development to the north. The site and adjoining land wraps around the former jail and development would harm the setting of the listed buildings and would be visually prominent when viewed from the A494(T) and from Ruthin Road. Development would weaken the green barrier gap between Mold and Gwernymydd and further commentary on this is set out in the Green Barrier review.	The site is not considered suitable as a housing allocation.
Mold	MOL053	Land east of Hendy Farm, Hendy Road, Mold	2.65	Housing	Red	The site does not comply with the Preferred Strategy as its development would result in an outlier of built development within open countryside which has no relationship with the form and pattern of built development in the settlement. Hendy Rd is unsuitable to accommodate traffic and development could potentially harm the adjacent listed building. The green barrier issues relating to this site will be set out in the Green barrier review.	That the site is not considered suitable for a housing allocation.
Mold	MOL054	Land north of Hendy Farm, Hendy Road, Mold	1.19	Housing	Red	The site does not comply with the Preferred Strategy as its development would result in an outlier of built development within open countryside which has no relationship with the form and pattern of built development in the settlement. Hendy Rd is unsuitable to accommodate traffic and development could potentially harm the adjacent listed building. The green barrier issues relating to this site will be set out in the Green barrier review.	That the site is not considered suitable for a housing allocation.
Mold	MOL055	Land west of Hendy Farm, Hendy Road, Mold	0.55	Housing	Red	The site does not comply with the Preferred Strategy as its development would result in an outlier of built development within open countryside which has no relationship with the form and pattern of built development in the settlement. Hendy Rd is unsuitable to accommodate traffic and development could potentially harm the adjacent listed building. The green barrier issues relating to this site will be set out in the Green barrier review.	That the site is not considered suitable for a housing allocation.
Mold	MOL056	Land at Pen-Y-Bont, Chester Road, Mold	11.66	Mixed Use	Amber	see MOL019	see MOL019
Mold	MOL057	Land at Tre-Beirdd Farm, Maes Gwern, Mold	5.75	Housing	Amber	see MOL020	see MOL020

Mold	MOL058-AS	Bryn yr Haul Cottage	1.5	Affordable Housing	Red	The site does not comply with the Preferred Strategy as it divorced from the settlement. This site is essentially a larger variation of MOL001 which is also now proposed for affordable housing. The same conclusions for MOL001 i.e. that the site lies within open countryside and is poorly related to the settlements of New Brighton and Mold is equally applicable. The proposal for affordable housing does not alter this view.	That the site is not considered suitable as a housing allocation
Mold	MOL059-AS	Wood Green, Chester Road	1.4	Housing	Amber	The site forms part of a wedge shaped parcel of agricultural and recreational land between Chester Road and the R.Alyn. The site would result in an elongated block of residential development extending into that wedge and would not relate well with the existing pattern of development. The north western part of the site is within a C1 flood risk area where residential development should be avoided. CPAT recommend that the southern part of the site is retained as a buffer due to the likelihood of archaeological features.	That the site is not considered suitable as a housing allocation.
Mold	MOL060-AS	4 Parc Plas Aney	1.6	Housing	Amber	The site is divorced from the settlement boundary by the gardens and buildings at Plas Aney. The site therefore sits within open countryside and is quite separate from the more modern estate type development on the other side of Plas Aney. The site would therefore take the form of an island of built development which relates poorly with the settlement. More fundamentally, it would represent a significant erosion into the narrow green barrier between Mold and Gwernymynydd.	That the site is not considered appropriate as a housing allocation

Mold	MOL061-AS	Railway path and riverside routes	0	Recreation		<p>Site for Protection - The submission seeks the upgrading of existing railway path to a bridleway and cycleway with a new multi users bridge over River Alyn and then an upgraded route on the north side of the R. Alyn to link with Leadmill Bridge at King Street.</p> <p>The upgrading of the railway path is already a proposal within the Active Travel project and is already designated in the UDP as a green space and this can be carried over into the LDP. Given this context and its location outside settlement boundary and within green barrier it is not necessary for this to be further designated or safeguarded in the Plan.</p> <p>The provision of a bridge over the river and link along northern edge of river back towards Leadmill Bridge is not part of the present proposals. The suggested route is over agricultural land, outside of a settlement boundary and within a green barrier. It is not considered necessary or appropriate for the route to be safeguarded in a plan where there is no evidence that it is realistic and can be delivered.</p>	That the proposed route should not be safeguarded in the Plan.
Mold	MOL062-AS	West side of A494, Argoed Farm	0	Recreation		<p>Site for protection - The submission proposes the upgrading of highway verge on the western edge of the A494(T) to provide a recreational route between two rights of way severed by the A494(T). The route would link from the public right of way (no. 46) off Ffordd Argoed to the west and then run northwards along the highway verge to link in with the public right of way (no. 47) which runs from New Brighton adjacent to Argoed Farm towards the A494.</p> <p>The proposed route is not presently part of the Active Travel project. However it is understood that the PROW Section are looking to secure funds to upgrade this route for walking.</p> <p>Given that the section of verge is highways land outside of the settlement boundary and within a green barrier, and consideration is presently being given to improvements, it would not be appropriate or necessary for the land to be safeguarded in the Plan. The scheme can be progressed outside of the Plan preparation process.</p>	That the proposed route is not safeguarded in the Plan.

Mold	MOL063-AS	Old road at roundabout, Ruthin Road	0	Recreation		<p>Site for Protection - The submission seeks a recreational route for walking, cycling and horse riding, on a former section of road at the roundabout junction of A494(T) and Ruthin Road at the south western edge of Mold.</p> <p>This proposed route does not presently form part of the Active Travel project. However, the North & Mid Wales Trunk Road Agency is presently looking at cycling provision between Gwernymynydd and Mold and this option is being considered. However, this would appear likely to involve highways land within existing verges. Against this background, and considering that the submission land is outside the settlement boundary and within a green barrier, it is not necessary or appropriate for land to be safeguarded in the Plan. The scheme can be progressed outside of the Plan preparation process.</p>	That the proposed route is not safeguarded in the Plan.
Mold	MOL064-AS	A494 Wylfa Roundabout, Pentre	0	Recreation		<p>Site for Protection - The submission seeks a recreational and Active Travel route to enable pedestrians to avoid having to cross the A494(T) at Wylfa roundabout. The route would utilise the existing access road to Rhyd Alyn on the western side of the A494(T) and then utilise an existing underpass to follow the eastern side of the A494(T) down to Wylfa roundabout and the entrance to the service station. The western part of the route follows public right of way 46A but there is no existing right of way or other link on eastern side of A494(T).</p> <p>The suggested scheme is not presently part of the Active Travel project. Whilst the need for improved pedestrian links across the A494(T) are recognised, there are concerns from Highways colleagues about the length of the diversion for pedestrians. There are considered to be other traffic management options that can be investigated as part of future Active Travel projects. In this context it would be inappropriate to safeguard the land in the Plan.</p>	That the suggested route is not protected in the Plan

Mostyn	MOS001	Bychton Hall Farm, West of Ffordd Pennant, Maes Pennant, Mostyn	0.91	Housing	Amber	<p>The site comprises of Bychton Hall Farm which is a building of Local Interest together with it's associated outbuildings. Despite lying adjacent to the settlement boundary the Hall and buildings are an isolated feature in the landscape being surrounded by open countryside. It is currently seperated from the existing built form of estate development to the east by virtue of the housing allocation HSG1 (31) Ffordd Pennant West having not come forward.</p> <p>Development of the site is likely to involve the demolition and redevelopment of a Building of Local Interest which, whilst not a Listed Building, is still an important feature in the local landscape which current planning policy seeks to protect. Allocating the site in isolation would result in area of land being developed seperated from the existing well defined and self contained estate development at Maes Pennant. However the site is adjacent to the settlement boundary and a housing allocation HSG1 (31) at Ffordd Pennant West along it's eastern boundary. In considering representations to include this candidate site in the UDP the Inspector was of the view that Bychton Hall Farm is characteristic of other rural farming complexes and relates poorly to the more closely knit development of the built up area. Highways has stated that development of the site is unsuitable in isolation as the site is considered to be remote from community facilities with inadequate road and pedestrian linkages. However it could be re-considered in association with the development of the adjoining site and planning consent 047951. Since the adjoining site has been allocated for housing in the UDP for the past 15 years and no development has taken place, it is difficult to predict with any certainty that the site will come forward for development at all.</p> <p>Deliverability of the site is a factor to consider when allocating sites. On this basis it would be inappropriate to allocate Brychton Hall Farm when it is reliant upon being accessed from the adjacent UDP allocation. In light of these factors it would not be appropriate to allocate the site.</p>	That the site is not considered suitable for allocation.
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Mostyn	MOS002	Land at Ffordd Pennant, Maes Pennant, Mostyn	2.22	Housing	Amber	<p>Allocating the site in isolation would result in area of land being developed separated from the existing well defined and self contained estate development at Maes Pennant. However the site is adjacent to the settlement boundary and a housing allocation HSG1 (31) at Ffordd Pennant West along its southern boundary. Representations to include this candidate site in the UDP were rejected. Amongst other reasons such as there being no additional need for the development (which was accepted by the Inspector) another reason was in order to leave a buffer between development and the wildlife site to the north. The boundary of the allocation at Ffordd Pennant is drawn between the north west corner of Bodhyfryd and Bychton Hall to provide an appropriate boundary (although there is no existing physical boundary at this location). It is not considered that extending the allocation HSG1(31) to incorporate this site constitutes a natural extension to the settlement form and it would result in encroachment into the open countryside on land intended as the buffer zone for the wildlife site. Highways has stated that development of the site is unsuitable in isolation as the site is considered to be remote from community facilities with inadequate road and pedestrian linkages. However it could be re-considered in association with the development of the adjoining site and planning consent 047951. Given that the allocation has been in the plan for some time there is no certainty that this site will be brought forward. Consideration though might be able to be given to a smaller part of the site, as an extension to the existing UDP allocated site.</p>	That the site is not considered suitable as an allocation.
Mostyn	MOS003	Land to south of Depot, Glan y Don, Coast Road, Mostyn	0.67	Housing	Red	<p>The site does not comply with the Preferred Strategy as it is physically divorced from the settlement boundary by virtue of topography and a mature woodland between the site and residential development at Ffordd Dyfyrdwy to the south. Developing the site would create an isolated block of development poorly related to the logical and well defined settlement boundary. In addition the majority of the site is in a C1 flood risk area and there are known access and wildlife constraints. In light of these constraints it would not be appropriate to allocate the site.</p>	That the site is not considered suitable for allocation.

Mostyn	MOS004	Land adj Penrho Hall, Hafod y Ddol, Mostyn	1.04	Housing	Amber	<p>It is considered that the settlement boundary is logically drawn and defensible at the end of a cul de sac of development at Penrho. By contrast the site is better related to the open countryside to the north where there is a mature woodland. Similarly the site forms part of a larger area of countryside spreading eastwards down to the junction of the A548 coast road and Hafod-y-Ddol Road. In addition the site wraps around and adjacent to the curtilage of a Listed Building on three sides. Consequently development would be likely to adversely effect the setting of this historic building.</p>	That the site is not considered suitable for allocation.
Mostyn	MOS005	Land west of Glanasaph Terrace, A548, Mostyn	1.25	Housing	Red	<p>The site does not comply with the Preferred Strategy as it is divorced from the settlement. This roughly rectangular site is physically divorced from the built form of the elevated settlement located to the south. The site together with open land to the west, south and land north of the A548 forms an integral part of the largely undeveloped coastal strip. Developing the site would create an isolated block of development poorly related to the logical and well defined settlement boundary with poor linkages to facilities in the settlement. . In addition the majority of the site is in a C1 flood risk area. In light of this it would not be appropriate to allocate the site.</p>	That the site is not considered suitable for allocation.
Mostyn	MOS006	Land rear of 8 to 24 Hafod Y Ddol, Mostyn	1.63	Housing	Amber	<p>The presence of several mature trees gives the site a strong rural character. Being set back behind a ribbon of development results in the site having a poor and contrived relationship to the existing form of this part of the settlement. The site forms part of a larger area of land which forms an important setting to the Downing historic park and gardens. Highways consider development of the site to be unsuitable given that there are no links to the adopted highway. In addition to the access constraint the site is within a C2 floodrisk zone where in principle highly vulnerable development such as housing should not take place.</p>	That the site is not considered suitable for allocation.

Mostyn	MOS007-AS	Land off A548 Coast Road	1.1	Housing	Red	The site does not comply with the Preferred Strategy as it is divorced from the settlement boundary at Mostyn. The site is to the south of the A548 Coast Road, adjacent to the Clock Tower listed building. It is set back and wraps around the rear curtilages of residential development at Garden Row. The majority of the site comprises a green break when compared with the sporadic developed frontage on the southern side of the Coast Road. The site lies within a C1 and C2 flood risk zone where in principle highly vulnerable development such as housing should not take place. The objection site represents a green break in the developed frontage on the southern side of the Coast Road and extends southwards, wrapping around the rear of the residential properties at Garden Row. The bulk of the land is vegetated and it is designated as a wildlife site and abuts a woodland Tree Preservation Order. The site therefore appears as an integral part of the much larger band of open countryside between the sporadic development in this area and the distinctive estate type development settlement of Mostyn which the site is divorced from to the south.	That the site is not considered suitable for allocation.
Mynydd Isa	MYN001	Land south of Bryn-y-Baal Road and east of A494, Mynydd Isa	7.08	Housing	Amber	The candidate site is located beyond the northern and north western limits of Mynydd Isa between the built up area and the A494(T). It consists of open fields and is part of the relatively narrow strategic green barrier which separates New Brighton from Mynydd Isa. Development in this location would be poorly related to the existing built up area, would fundamentally weaken the gap and would be an unacceptable extension of the settlement. Scope exists for residential development in the form of the existing planning permissions at Rose Lane and Isa Farm. The Plan also proposes an allocation nearby in new Brighton. In this context there is considered to be no need for such a large allocation in the settlement, nor such an incursion into green barrier.	That the site is not considered suitable for a housing allocation.
Mynydd Isa	MYN002	Argoed Sports Ground, Snowdon Avenue, Mynydd Isa	0.15	Car park	Green	Small Site - The site is bounded to the west and north west by existing residential development alongside which is a belt of trees. To the south is a bowling green and to the east is the internal access road serving the sports facilities. The sports ground has a mix of indoor and outdoor facilities and sits within a block of open countryside alongside the eastern edge of Mynydd Isa. The provision of additional car parking to support the existing facilities is acceptable in principle subject to satisfying detailed development management considerations. An application (057695) for a car park is presently under consideration	That the site is not included in the settlement boundary.

Mynydd Isa	MYN003	Land north of Issa Farm, Mynydd Isa	2.85	Housing	Grey	<p>Planning Permission Ref 053208 has been granted on this site on appeal for 59 dwellings, dated 20/06/16. An extension of time (058318) to allow a further two years for commencement was approved on 20/06/18 and a new developer is taking the site forward. The site will be treated as a housing commitment in the UDP.</p>	That the settlement boundary for Mynydd Isa is amended to include the site and that it is shown as a housing commitment.
Mynydd Isa	MYN004	Wylfa House, Mold Road, Mynydd Isa	0.18	Housing	Amber	<p>Small Site - The site lies at the south western edge of Mynydd Isa and has a hedgerow boundary along its southern boundary with Mold Road. The site forms part of an area of woodland which tapers in a westerly direction and contains a small watercourse and valley. To the east of the site is the garden area to Wylfa House which has planning permission for housing.</p> <p>The site must be viewed in the context of the recent planning consent for the conversion of the existing dwelling into 2 units and the erection of 5 dwellings on land between Wylfa House and this site. The western extent of the permitted development approximately follows a line immediately to the south of an existing dwelling Mynydd Golygfa. This is considered to represent a firm and defensible boundary to the western edge of Mynydd Isa. The site and the land to the west is different in character, comprising an area of woodland and is considered to relate more closely to open countryside than it does to the built form and pattern of development in the locality.</p> <p>The site was promoted for development as an omission site as part of the UDP but was not looked upon favourably by the UDP Inspector who commented 'Such land relates better to the open countryside than the built up area and in this location forms part of the strategic green barrier separating Mynydd Isa from Mold. There is no necessity for the development of this greenfield site'.</p> <p>There is a distinct change in character between the garden area which benefits from planning consent and the woodland belt to its west. The woodland comprises a number of mature and semi-mature trees as well as dense vegetation and this forms a distinct and attractive landscape feature on the edge of the settlement. Development would not only impact on this landscape feature but would also extend built development further westwards, thereby decreasing the green barrier between Mynydd Isa and Mold.</p> <p>The extant planning permission already extends slightly beyond the settlement boundary in the UDP and this will require a minor amendment.</p> <p>Highways officers consider that the site is suitable for limited</p>	That the settlement boundary for Mynydd Isa is amended to reflect the layout of development within planning permission 050088.

Mynydd Isa	MYN005	Land adj 162 Mold Road, Mynydd Isa	0.43	Housing	Amber	The candidate site is located to the west of limits of Mynydd Isa between the built up area and the Wylfa Roundabout. It consists of a small corner of a large open field and is part of the relatively narrow strategic green barrier which separates Mold from Mynydd Isa. Development in this location would fundamentally weaken the gap and would be an unacceptable extension of the settlement.	That the site is not considered suitable for a housing allocation.
Mynydd Isa	MYN006	Land at Bryn y Baal Road, Mynydd Isa	0.13	Housing	Amber	In this particular location the site is considered to represent part of the narrow open gap between Mynydd Isa and New Brighton. The site is not considered to relate well to the form and pattern of nearby development and is considered to have a greater association in character and appearance with the open land between the two settlements. The contribution of the site to the function of the green barrier, albeit in a small way, was accepted by the UDP Inspector who recommended the retention of the green barrier. At a more recent appeal, another inspector has reaffirmed that view. Development in this location would fundamentally weaken the gap and would be an unacceptable extension of the settlement.	That the site is not included in the settlement boundary.
Mynydd Isa	MYN007	Highfield Farm, Bryn Road Mynydd Isa	0.33	Housing	Amber	The site is at present separated from the main built up form of the settlement on the south side of Bryn Road by the Argoed High School, although there is built development to the north of Bryn Road. The school site has been put forward for inclusion in the settlement boundary (MYN014) but the fact that the school is set back from the main built up area of Mynydd Isa in an open landscape setting means it is more closely related to the open countryside and is not considered to be suitable. Highfield Farm is detached from the settlement boundary and better relates to the open countryside surrounding the site.	That the site is not considered suitable for a housing allocation and that the site remains outside the settlement boundary for Mynydd Isa.
Mynydd Isa	MYN008	Land off Bryn Y Baal Road, Mynydd Isa	1.01	Housing	Amber	The rear boundaries of houses along Moel Gron forms a definite physical feature on the ground which creates a strong edge to the settlement boundary and to the green barrier designation. The site relates better to and forms an integral part of the open countryside and green barrier. The green barrier designation is to retain the open nature of the countryside around Mynydd Isa and to protect the open countryside between Mynydd Isa and Mold New Brighton. Built development in this location would undermine the function and openness of the green barrier and may detrimentally affect the setting of a Listed building (Argoed Hall) and wildlife site.	That the site is not considered suitable for a housing allocation.

Mynydd Isa	MYN009	Rose Lane, Mynydd Isa	1.86	Housing	Grey	Outline Planning Permission Ref 048042 has been granted on this site on Appeal for 58 dwellings, dated 16/10/15.	That the site remains within the settlement boundary and is shown as a housing commitment.
Mynydd Isa	MYN012	North of Issa Farm, Bryn y Baal, Mynydd Isa	5.59	Agricultural		<p>Site for Protection - It is not possible or practicable to designate land in the development plan on the basis of it being agricultural land. Information relating to agricultural land quality is held by Welsh Government but accurate results require on site survey work to establish the exact quality. Any development proposals arising in such sites may be likely to be required to undertake detailed on-site assessments to establish whether it is best and most versatile agricultural land. This information would then be considered in the planning balance in assessing development proposals.</p> <p>Planning permission has been granted on appeal for residential development on the western part of the candidate site, and an application for extension of time for commencement of development has been approved. The site will be treated as a housing commitment in the Plan and will also be included in the settlement boundary to reflect the planning permission.</p>	That the western part of the site be shown as a housing commitment and included in the Mynydd Isa settlement boundary.
Mynydd Isa	MYN013	North of Issa Farm, Bryn y Baal	2.85	Housing	Grey	Planning Permission Ref 053208 has been granted on this site on Appeal for 59 dwellings, dated 20/06/16.	That the settlement boundary for Mynydd Isa is amended to include the site with planning permission and that it be shown as a housing commitment.
Mynydd Isa	MYN014	Ysgol Uwchradd Argoed High School, Mynydd Isa	2.38	Settlement Boundary	Amber	The submission is not seeking the development of the site as it is in active use as a High School and associated car parking and amenity areas connection with the school. The submission is seeking only the inclusion of the site within the settlement boundary. The school buildings are within an open setting and when viewed from Bryn Road the school is set back behind an area of open landscape. Therefore, the school site and playing fields relate more closely to the character and appearance of adjoining swathes of open countryside rather than the densely built up area within the settlement boundary. Also the existing boundary is a well defined feature on the ground. It would be inappropriate to include the site within the settlement boundary.	Do not include the site within the settlement boundary.

Mynydd Isa	MYN015-AS	Land North East of Issa Farm	2.2	Housing	Amber	The site adjoins an existing development site which was put forward as a housing allocation as part of the UDP and was not included by the inspector but was later allowed on appeal. Despite the fact that the principle of development in this location has now been established, it is considered that no further extension should be made until the speculative site which was allowed on appeal, has been developed. Development of this candidate site will create a major incursion into the open countryside, at a time when Mynydd Isa has two sites which have been allowed on appeal in recent years, here (land North of issa Farm) and at Rose lane. Both of these sites have yet to be developed but are now capable of being delivered. Mynydd Isa as a Tier 2 Local Service Centre settlement and is considered to have adequate housing commitments, negating the need for further greenfield allocations.	That the site is not considered suitable for a housing allocation.
Mynydd Isa	MYN016-AS	Land North of Issa Farm	7.5	Housing	Amber	The site adjoins an existing development site which was put forward as a housing allocation as part of the UDP and was not included by the inspector but was later allowed on appeal. Despite the fact that the principle of development in this location has now been established, it is considered that no further extension should be made until the speculative site which was allowed on appeal, has been developed. Development of this candidate site will create a major incursion into the open countryside, at a time when Mynydd Isa has two sites which have been allowed on appeal in recent years, here (land North of issa Farm) and at Rose lane. Both of these sites have yet to be developed but are now capable of being delivered. Mynydd Isa as a Tier 2 Local Service Centre settlement and is considered to have adequate housing commitments, negating the need for further greenfield allocations.	That the site is not considered suitable for a housing allocation.
Mynydd Isa	MYN017-AS	South of Bryn y Baal Road and east of A494	1.1	Housing	Red	in this particular location the site is considered to represent part of the narrow open gap between Mynydd Isa and New Brighton. The site is not considered to relate well to the form and pattern of nearby development and is considered to have a greater association in character and appearance with the open land between the two settlements. The contribution of the site to the function of the green barrier, albeit in a small way, was accepted by the UDP Inspector who recommended the retention of the green barrier. At a more recent appeal, another inspector has reaffirmed that view. Development in this location would fundamentally weaken the gap and would be an unacceptable extension of the settlement.	That the site is not considered suitable for a housing allocation.

Mynydd Isa	MYN018-AS	Land further South of Bryn y Baal Road and east of A494	24	Housing	Red	The site does not comply with the Preferred Strategy as it is physically divorced from the form and pattern of built development of Mynydd Isa which is located to the east of the site. Allocation and development of the site would create an isolated form of built development within the open countryside and result in urban sprawl which would harm the character and appearance of the open countryside. The site is also within the green barrier where development would cause significant harm to the function of the green barrier which is to protect the open countryside and prevent coalescence of settlements . This is an important gap between Mold and Mynydd Isa. Development in this location of this size (24 ha could potentially yield 720 dwellings) would fundamentally weaken the gap and would be an unacceptable extension of the settlement. Provision for development exists in Mynydd Isa in the form of the Rose Lane and Isa Farm permissions, and an allocation is made nearby in New Brighton on a site which has previously been released from the green barrier. In this context it is unnecessary and inappropriate to make a major incursion into a strategic green barrier.	That the site is not considered suitable for a housing allocation.
Nannerch	NAN001	Land rear of Bryn Dedwydd, Village Road, Nannerch	0.35	Housing	Red	The site does not comply with the Preferred Strategy as Nannerch is a Tier 4 settlement where new housing allocations will not be made, and where housing development will only be permitted related to the scale of, character and role of the settlement and which delivers local needs housing. This site at 0.4 ha would provide approximately 10 dwellings and the proposal does therefore not comply with the Preferred Strategy. In addition to this, Highways have said that the site is not suitable for development and the site lies within the AONB. The site itself lies behind 6 small single storey dwellings in an open setting and to develop the site would be at odds with the character of the settlement in this location, as well as take the form of backland development on land considered to be BMV agricultural land.	That the site is not considered suitable to be allocated or included in the settlement boundary

Nannerch	NAN002	Land west of Gardeners Cottage, Nannerch Hall Nannerch	0.29	Housing	Amber	<p>Small Site - The site only adjoins the settlement boundary for a small part of its northern boundary. The land within the settlement boundary is bounded by a track along its southern edge and features storage of implements etc in connection with the nearby outbuildings. By contrast, the site is more open in character and forms part of the wider rural setting to Nannerch Hall and its range of outbuildings and cottages. The site also extends westwards well beyond the present westerly extent of the settlement boundary. The site is considered to relate more to open countryside than to the form and pattern of built development within the settlement.</p> <p>The land to the east of the site has been the subject of three planning applications for the erection of a DDA compliant bungalow, the last of which was dismissed on appeal. The Inspector commented 'The site lies within the Nannerch Conservation Area (CA), the special character of which derives very much from the fact that the lack of built development to the south and west of Nannerch Hall (previously known as Plas yn Llan) effectively allows the open nature of the countryside beyond to penetrate into the heart of the village. A dwelling on the appeal site, which is to the west of Nannerch Hall, would harm this special characteristic'.</p> <p>The Inspector commented '... the proposal would relate poorly in physical and visual terms to the Hall itself, and the tightly grouped cluster of buildings immediately to the north. This would result in it appearing as an intrusive feature in the open countryside that would not maintain or enhance the natural beauty of the Clwydian Range of Outstanding Natural Beauty (AONB)'.</p> <p>The site is located further westwards than the application / appeal site. Given the context set by the Inspector in the above appeal the inclusion of the site in the settlement boundary would result in an outlier of development, potentially up to 8 dwellings, poorly related to the settlement boundary. It would therefore be harmful to open countryside, the AONB, the conservation area and setting of the listed Nannerch Hall.</p> <p>Highways Officers advise that the site is not suitable for development in isolation. However, if development were to be in conjunction with site ref NAN003 then a suitable means of access may be provided.</p>	That the site is not included in the settlement boundary.
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Nannerch	NAN003	Land between Nannerch Hall and Pen y Felin Rd, Nannerch	0.96	Mixed Use	Red	The site does not comply with the Preferred Strategy as Nannerch is a Tier 4 settlement where no new allocations will be made, and housing development will only be permitted related to the scale of, character and role of the settlement and which delivers local needs housing. This site at 0.96 ha would provide approximately 28 dwellings and the proposal does therefore not comply with the Preferred Strategy. In addition to this, the site lies adjacent to the conservation area and in close proximity to several listed buildings and development of the site would impact on these. As it is partly in the historic core of the settlement, an archaeological assessment would be required. The site also lies within the AONB and is BMV agricultural land.	That the site is not considered suitable to be allocated or included in the settlement boundary
Nannerch	NAN004	Rose Garden, to south west of Gardeners Cottage, Nannerch Hall, Nannerch	0.16	Housing	Amber	Small Site - The southern and western boundary of the site follows the outer extent of the former gardens to Nannerch Hall. The northern boundary follows the line of a track and the eastern boundary features a line of coniferous trees. The site only adjoins the settlement boundary for a small part of the northern boundary of the site. The land within the settlement boundary is bounded by a track along its southern edge and features storage of implements etc in connection with the nearby outbuildings. By contrast, the site is more open in character and forms part of the wider rural setting to Nannerch Hall and its range of outbuildings and cottages. Furthermore, the site does not adjoin the settlement boundary to the east as there is further intervening land. The site has been the subject of three planning applications for the erection of a DDA compliant bungalow, the last of which was dismissed on appeal. Extracts of the Inspector's comments are set out in NAN002. Given the context set by the Inspector in the above appeal the inclusion of the site within the settlement boundary would result in an outlier of development, poorly related to the settlement boundary. It would therefore be harmful to open countryside and the AONB as well as to the conservation area and setting of the listed Nannerch Hall. The site also needs to be considered alongside NAN002 in terms of the overall development proposed in this locality. Highways Officers advise that the site is not suitable for development in isolation. However, if development were to be in conjunction with site ref NAN003 then a suitable means of access may be provided.	That the site is not considered appropriate to be included in the settlement boundary.

Nannerch	NAN005	Land north side Pen y Felin Road, Nannerch	0.63	Housing	Red	The site does not comply with the Preferred Strategy as Nannerch is a Tier 4 settlement where new housing allocations will not be made, and where housing development will only be permitted related to the scale of, character and role of the settlement and which delivers local needs housing. This site at 0.6 ha would provide approximately 18 dwellings and the proposal does therefore not comply with the Preferred Strategy. Highways state that the site is not suitable for development in isolation of NAN003, which is itself considered inappropriate for allocation. The site has BMV agricultural land, is within the AONB and would form an inappropriate form of development on the northern side of Pen y Felin Road as it is separated from Village Road by agricultural land with trees along the border.	That the site is not considered suitable to be allocated or included in the settlement boundary.
Nannerch	NAN007	Land west of Pen Y Coed, Nannerch	1.74	Housing	Red	The site does not comply with the Preferred Strategy as Nannerch is a Tier 4 settlement where new housing allocations will not be made, and where housing development will only be permitted related to the scale of, character and role of the settlement and which delivers local needs housing. This site at 1.7 ha would provide approximately 50 dwellings and the proposal does therefore not comply with the Preferred Strategy. Highways state that the site is not suitable for development, the site has high BMV, and is within the AONB.	That the site is not considered suitable to be allocated or included in the settlement boundary.
Nercwys	NER001	Land adj Ger y Pistll, Off Village Road, Nercwys	3.33	Housing	Red	The site does not comply with the Preferred Strategy as Nercwys is a Tier 4 settlement where new housing allocations will not be made and where housing development will only be permitted related to the scale of, character and role of the settlement and which delivers local needs housing. This site at 3.3 ha would provide approximately 99 dwellings and the proposal does therefore not comply with the Preferred Strategy. Nercwys has a linear built form and to develop this site would be at odds with this and be an inappropriate form of development and intrusion into the open countryside	That the site is not considered suitable to be allocated or included in the settlement boundary
Nercwys	NER002	Pistyll Far, Nercwys	0.38	Employment	Red	The site does not comply with the Preferred Strategy as it lies in the open countryside away from the settlement of Nercwys and in close proximity to a listed building. The site is already used in part for employment and it would not be appropriate to intensify this use given the rural setting and close proximity to the listed building. In addition to this, Highways have advised that the site is not suitable for development.	That the site is not suitable to be allocated or included in a settlement boundary

Nercwys	NER003	Land west of Hendre Ucha, Ffordd Y Pentre, Nercwys	0.55	Housing	Red	The site does not comply with the Preferred Strategy as Nercwys is a Tier 4 settlement where new housing allocations will not be made, and where housing development will only be permitted related to the scale of, character and role of the settlement and which delivers local needs housing. This site at 0.6 ha would provide approximately 18 dwellings and the proposal does therefore not comply with the Preferred Strategy. Highways state that the site is not suitable for development and the site has is BMV agricultural land. In addition to this, the site lies adjacent to 3 listed buildings and development of the site would unacceptably impact on their setting.	That the site is not considered suitable to be allocated or included in the settlement boundary
Nercwys	NER004	Land adj Hill View, Ffordd Y Pentre, Nercwys	0.63	Housing	Red	The site does not comply with the Preferred Strategy as Nercwys is a Tier 4 settlement where new housing allocations will not be made and where housing development will only be permitted related to the scale of, character and role of the settlement and which delivers local needs housing. This site at 0.6 ha would provide approximately 18 dwellings and the proposal does therefore not comply with the Preferred Strategy. Highways state that the site is not suitable for development due to topography and access, and the site is BMV agricultural land. In addition to this, the site lies adjacent to 3 listed buildings and development of the site could unacceptably impact on their setting.	That the site is not considered suitable to be allocated or included in the settlement boundary
Nercwys	NER006	Land west of Tan Y Rhos and Church View, Ffordd Y Pentre, Nercwys	0.85	Housing	Red	The site does not comply with the Preferred Strategy as Nercwys is a Tier 4 settlement where new housing allocations are not made and where new housing development will only be permitted related to the scale of, character and role of the settlement and which delivers local needs housing. This site at 0.8 ha would provide approximately 24 dwellings and the proposal does therefore not comply with the Preferred Strategy. The site lies along the western side of Ffordd Pentre in an area where there is little development on that side of the road and with no defensible boundary, therefore to introduce development here would be inappropriate.	That the site is not allocated or included in the settlement boundary

Nercwys	NER007-AS	Ffordd y Pentre	0.4	Housing	Red	<p>The site does not accord with the Preferred Strategy as Nercwys is a tier 4 Defined Village where new allocations will not be made and where new housing development will only be permitted related to the scale, character and role of the settlement and which delivers local needs housing. Although part of the proposed site follows a field boundary, the remainder does not follow any particular feature on the ground, cutting across a larger field. Given the limited depth of the site it is likely to result in ribbon development which is not considered to be an efficient use of land. It is not considered appropriate to allocate the site nor include it in the settlement boundary.</p>	That the site is not considered appropriate to be allocated or included in the settlement boundary.
Nercwys	NER008-AS	Railway Nercwys - Coed Talon-Ffrith	0	Recreation		<p>Site for Protection - The submission seeks a recreational route (initially walking and later for cycling and horses) along the former railway line from Nercwys through Coed Talon and Llanfynydd to Ffrith). The section to south of Coed Talon is owned by FCC and already designated as a bridleway.</p> <p>Highways Strategy advise that the proposal does not feature in the Active Travel project as it is only a recreational route, but broadly support a recreational route.</p> <p>The route is generally within open countryside and a small section is within the Coed Talon Marsh SSSI. The submission refers to there being no recent contact with landowners and in respect of a question in relation to existing buildings on site, refers only to the scrapyard in Coed Talon. However, OS maps show an existing dwelling and garden area on the trackbed at Ffrith and dwellings on the trackbed in two locations at Llanfynydd. The trackbed covers a considerable length and it is likely that there are numerous land ownership and other obstacles to ensuring a continuous route. The LDP should only be safeguarding land for a project or development where there is certainty that it can be delivered within the Plan period., which doesn't appear to be the case here. A criteria based UDP policy seeks to generally protect former railway lines is likely to be carried over into the LDP. However, at this point in time, it is not considered appropriate to specifically safeguard the route.</p>	That proposed route is not safeguarded in the Plan.

New Brighton	NEW001	Land east of Green Haven, A5119, New Brighton	1.95	Housing	Amber	<p>New Brighton lies to the north east of Mold and immediately to the north west of Mynydd Isa. New Brighton has been categorised as a sustainable village on account of its size, accessibility and level of facilities and services and because of its proximity to larger settlements. The bulk of the village lies on the southern side of the A5119 although small residential developments and commercial development lies on the north side of the A5119. The site is located on the eastern side of New Brighton, the A5119 is to the north and the A494 to the east.</p> <p>The site is well defined by existing residential development to the west and by roads to the north, east and south. Although the site currently forms part of the open countryside and is designated as a green barrier it is a logical location for growth because the site has strong and defensible boundaries. The release of the site from the green barrier would not result in the coalescence of New Brighton and Mynydd Isa as there is still open land on the between the A494(T) and the edge of Mynydd Isa.</p> <p>However, the site, as presented is constrained as it does not extend down to Bryn y Baal and does not have any direct pedestrian linkages into the village. At the northern end of the site a small number of dwellings effectively block the provision of a pedestrian footway, necessitating a crossing onto the north side of the A5119 and then a re-crossing at the traffic light junction.</p> <p>Although the site is considered suitable in principle as a housing allocation it is sequentially less preferable to the site at Cae Isa in the middle of the village where the Inspector drew back the green barrier and included part of the site within the settlement boundary. The site is presently not considered to be suitable to be allocated.</p>	The site is presently not considered suitable as a housing allocation.
New Brighton	NEW002	Parcel of land at Mynydd Bychan, New Brighton Road, New Brighton	0.55	Housing	Red	The site does not comply with the Preferred Strategy as it is detached from the settlement. New Brighton lies to the north east of Mold and immediately to the north west of Mynydd Isa. The bulk of the village lies on the southern side of the A5119 although small residential developments and commercial development lies on the north side of the A5119. The site is located on the northern side of the village but it is detached from the main settlement form and to allocate the site would result in sporadic built development in the open countryside.	The site is not considered to be suitable for allocation.

New Brighton	NEW003	Land between Moorcroft Estate and A494, New Brighton	3.234	Housing	Amber	<p>New Brighton lies to the north east of Mold and immediately to the north west of Mynydd Isa. New Brighton has been categorised as a sustainable village on account of its size, accessibility and level of facilities and services and because of its proximity to larger settlements. The bulk of the village lies on the southern side of the A5119 although small residential developments and commercial development lies on the north side of the A5119. The site is located on the eastern side of New Brighton, the A5119 is to the north and the A494 to the east.</p> <p>The site is well defined by existing residential development to the west and by roads to the north, east and south. Although the site currently forms part of the open countryside and is designated as a green barrier it is a logical location for growth because the site has strong and defensible boundaries. The release of the site from the green barrier would not result in the coalescence of New Brighton and Mynydd Isa as there is still open land on the between the A494(T) and the edge of Mynydd Isa.</p> <p>Although the site is considered suitable in principle as a housing allocation it is sequentially less preferable to the site at Cae Isa in the middle of the village where the Inspector drew back the green barrier and included part of the site within the settlement boundary. The site is presently not considered to be suitable to be allocated.</p>	<p>The site is considered suitable as a housing allocation</p>
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New Brighton	NEW004	Land between New Brighton Road and A5119, New Brighton	1.69	Housing	Green	<p>New Brighton lies to the north east of Mold and immediately to the north west of Mynydd Isa. New Brighton has been categorised as a sustainable village on account of its size, accessibility and level of facilities and services and because of its proximity to larger settlements. The bulk of the village lies on the southern side of the A5119 although small residential developments and commercial development lies on the north side of the A5119 along with this site.</p> <p>The UDP Inspector recommended that the southern part of the site be included in the settlement boundary and that the remainder be excluded from the green barrier between New Brighton and Sychdyn. This white land is considered to represent a well defined and logical rounding off which would not harm the open countryside, green barrier or character of this part of the village. The candidate site, in conjunction with land adjoining its western boundary, is considered suitable to be allocated for housing. However, on its own the candidate site only includes part of the overall site and would result in a illogical allocation and settlement boundary. In isolation this candidate site is not considered suitable to be allocated, unless in conjunction with adjoining land.</p>	The on its own it is not considered to be suitable for allocation, but that in conjunction with the eastern part of NEW010 is considered suitable to be allocated.
New Brighton	NEW005	Land east of Cae Derwen, New Brighton	0.87	Housing	Amber	<p>New Brighton lies to the north east of Mold and immediately to the north west of Mynydd Isa. New Brighton has been categorised as a sustainable village with the bulk of the built development lying on the southern side of the A5119. Although there are small residential developments and commercial development on the north side of the A5119 it is considered that this site is beyond the existing pattern of development and to bring this site forward for housing would lead to an intrusion into the open countryside, and harm the green barrier between new Brighton and Sychdyn.</p>	The site is not considered suitable for allocation.

New Brighton	NEW006	land at S & M Motors, A5119 Mold Road, New Brighton	0.16	Mixed Use	Amber	<p>Small Site - The provision of local shopping facilities in place of the present car business is acceptable in principle given that the site is already within the settlement boundary of New Brighton. The submission suggests a small number of residential units on the site as part of a retail scheme. Given this and the small size of the site, it is too small to be allocated in the Plan. Development proposals can be considered against the existing policy framework in the UDP or new policy framework in LDP.</p> <p>Highways Officers have advised that the site is suitable for limited development only – access to the site is poorly located close to the junction however the existing use justifies a limited traffic generation. Also, potential for limited junction improvements.</p>	That the site remains as white land within the settlement boundary.
New Brighton	NEW007	Land west of Bryn Offa Farm, New Brighton	0.55	Housing	Amber	New Brighton lies to the north east of Mold and immediately to the north west of Mynydd Isa. New Brighton has been categorised as a sustainable village with the bulk of the built development lying on the southern side of the A5119. Although there are small residential developments and commercial development on the north side of the A5119 it is considered that this site is beyond the existing pattern of development and to bring this site forward for housing would lead to an intrusion into the open countryside, which would harm the green barrier.	The site is not suitable for allocation.
New Brighton	NEW008	Land south of Bryn Offa Farm, New Brighton	0.07	Housing	Amber	Small site - This site lies at the junction of New Brighton Road with a minor road, to the west of the hotel. It comprises a small rectangular parcel of land adjoining Bryn Offa and has hedgerow boundaries. The settlement boundary presently includes the Cae Isa development on the south side of New Brighton and is well defined by New Brighton Road. The hotel is excluded from the settlement boundary and has a firm and defensible boundary formed by the minor road to the west of the hotel. By contrast, the site forms part of the swathe of open countryside between New Brighton and Sychdyn. The inclusion of the site within the settlement boundary would introduce further built development on the north side of New Brighton Rd and would not relate well to the present pattern of development. The site also forms part of the green barrier between New Brighton and Sychdyn and development would erode this green barrier.	That the site is not included in the settlement boundary
New Brighton	NEW009	Land adj Green Haven, Main Road, New Brighton	1.95	Housing	Amber	see NEW001	That the site is considered suitable as a housing allocation

New Brighton	NEW010	Land adj Argoed View, New Brighton	3.24	Housing	Amber	<p>New Brighton lies to the north east of Mold and immediately to the north west of Mynydd Isa. New Brighton has been categorised as a sustainable village on account of its size, accessibility and level of facilities and services and because of its proximity to larger settlements. The bulk of the village lies on the southern side of the A5119 although small residential developments and commercial development lies on the north side of the A5119 along with this site.</p> <p>The UDP Inspector recommended that land at Cae Isa should be withdrawn from the green barrier and that the southern part of the site be included within the settlement boundary. This is considered to represent a clear context and direction of travel for considering the sites potential as part of the LDP. In the commentary on NEW004 it is explained how the land at Cae Isa is considered to be a logical and well defined rounding off of the settlement. However, this only relates to the bulk of the site up to the boundary of the green barrier i.e. the meandering line from the end of Argoed View across to New Brighton Road. By contrast, the candidate site wraps around a dwelling at the end of Argoed View. Development here would extend into open countrysideaway from the present pattern of development and would erode the green barrier between New Brighton and Sychdyn. Only the eastern part of the site is considered to be suitable for allocation. However, even this part of the candidate site would, on its own, represent an illogical boundary, in the absence of land to the east (NEW004).</p>	<p>That the eastern part of the site, on its own is not considered suitable to be an allocation, but in conjunction with NEW004 is considered to represent a suitable allocation.</p>
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New Brighton	NEW011	Land between Moorcroft and A494(T), New Brighton	4.11	Housing	Amber	<p>New Brighton lies to the north east of Mold and immediately to the north west of Mynydd Isa. New Brighton has been categorised as a sustainable village on account of its size, accessibility and level of facilities and services and because of its proximity to larger settlements. The bulk of the village lies on the southern side of the A5119 although small residential developments and commercial development lies on the north side of the A5119.</p> <p>The site is located on the eastern side of New Brighton, the A5119 is to the north and the A494 to the east. Although the site currently forms part of the open countryside it has been removed from the green barrier as part of a review and now constitutes a logical location for growth because the site has strong and defensible boundaries to the north and east in the form of the A5119 and A494.</p> <p>However, the site, as presented is constrained as it does not extend down to Bryn y Baal and does not have any direct pedestrian linkages into the village. At the northern end of the site a small number of dwellings effectively block the provision of a pedestrian footway, necessitating a crossing onto the north side of the A5119 and then a re-crossing at the traffic light junction.</p> <p>See general commentary on NEW001/003.</p>	The site should not be allocated for housing.
New Brighton	NEW013	Land to the west of Cae Isa, New Brighton.	3.52	Housing	Green	<p>See commentary on NEW004 and NEW010</p> <p>This candidate site reflects the white land (within and outside the settlement boundary) in the UDP. It is considered to represent a well defined and logical rounding off of the settlement and suitable to be allocated. The site is also the subject of a recent planning application which is under consideration and this demonstrates that the site is available, viable and deliverable, subject to details of the submitted scheme being acceptable.</p>	That the site is considered suitable as a housing allocation.
Northop	NOR001	Land south of Tyn y Caeau, Mold Road, Northop	0.78	Housing	Red	<p>The site does not comply with the Council's Preferred Strategy as it is divorced from the settlement and development of the site would result in urban sprawl in an area of open countryside. Consequently the site has not been the subject of a detailed assessment.</p>	The site is not considered suitable as a housing allocation.

Northop	NOR002	Land adj The Spinney, The Green, Northop	0.11	Housing	Grey	<p>Small Site - The submission refers to two dwellings in the garden of the existing bungalow, although planning permission has now been granted for a single dwelling (053811). The site is too small to be considered for allocation in the Plan and should remain within the settlement boundary.</p>	That the site remains as white land in the settlement boundary
Northop	NOR003	Land at Connah's Quay Road, Northop	1.34	Employment	Purple	<p>The Employment Land Review has indicated that there is sufficient employment land for the plan period without the need to release further land such as this site. Furthermore the site is divorced from and relates poorly to the settlement.</p>	That the site is not allocated for employment.
Northop	NOR004	Land at Connah's Quay Road, Northop	0.29	Affordable Housing	Amber	<p>Small Site - The triangular shaped site is bounded to the south by a wooden ranch style fence beyond which is a large verge with ditch and intermittent trees. A pavement runs along the north side of Connah's Quay Road. To the west is the residential development comprising Park View and the more recent development by Redrow. To the east is a further wooden fence beyond which is a wooded bank sloping down eastwards to the A55.</p> <p>The site has the appearance of agricultural land yet it is divorced from the surrounding agricultural landscape by the A55 and Connah's Quay Road. The site is well defined physically and has an urban influence given the adjacent housing and the urban nature of the adjacent road network and bridge structure. It is therefore on balance considered to relate slightly more closely with the built form of the settlement rather than to open countryside.</p> <p>Highways Officers advise the site is unsuitable as the road is subject to a 40 mph speed limit and 2.4x120 visibility splays are not available. Access cannot be provided from the adjacent Redrow development in that the dwellings adjoining the site are served by private drives. In these circumstances it would be inappropriate to include the site within the settlement boundary.</p>	That the site is not included in the settlement boundary.

Northop	NOR005	Land at Church Road, Northop	0.18	Affordable Housing	Amber	<p>Small Site - The triangular shaped site is bounded by residential development at Park View along its southern boundary. Along the north east and north west boundary is a timber post and rail fence beyond which is a tree lined corridor containing a public right of way. To the north east is the A55 whilst to the north west is further undeveloped land. There is a field gate in the south western corner. The site has the appearance of grazing land but is physically well defined by existing development, the A55 and the right of way and has an urban influence. It is not considered to relate to the wider open countryside, but to the built part of the settlement.</p> <p>The site is considered to have a close association to the built part of the settlement given its well defined physical features and location adjacent existing housing. With the exception of the perimeter woodland belt the site is not considered to have any inherent landscape value. Development of the site is not considered to have a detrimental effect on the wider agricultural landscape. Highways Officers consider that the site is suitable for development.</p>	That the site is included in the settlement boundary.
Northop	NOR006	Land south of Tyn y Caeau, Mold Road, Northop	0.74	Housing	Red	The site does not comply with the Council's Preferred Strategy as it is divorced from the settlement and development of the site would result in urban sprawl in an area of open countryside. Consequently the site has not been the subject of a detailed assessment.	The site is not considered suitable as a housing allocation
Northop	NOR007	Land at Ysgol Owen Jones, Northop	1.42	Education / Leisure		Site for Protection - The site is presently outside of the settlement boundary of Northop and within a green barrier. The issue as to whether it should be included in the settlement boundary (and excluded from the green barrier) will be considered as part of NOR039. On the basis that there is no change to the present designation then it is not necessary or appropriate for any further designation to be attached to the site. There is no planning need or justification for the school being 'protected' on the proposals maps as a school in the LDP	That the site is not protected on the proposals maps as a school site.
Northop	NOR008	Land south of Ffordd Glyndwr, Northop	0.32	Open Space		Site for Protection - The site is presently shown as white land within the settlement boundary for Northop. It has a linear character and comprises grassland with mature trees and hedgerows. It provides an attractive green corridor into the village and links in well with the open land in and around the school. It has visual, amenity, recreational, and possible conservation value and it is therefore considered that this site meets the criteria necessary for designation as green space.	That the site is designated in the Plan as a green space

Northop	NOR009	Land to north and east of Rikenti, Church Road, Northop	1.4	Agricultural / Green Barrier		Site for Protection - The site is presently located outside the settlement boundary and within a green barrier. The justification for retention of the green barrier is set out in the green barrier review. It is not possible or practicable to designate land in the development plan on the basis of it being agricultural land. Information relating to agricultural land quality is held by Welsh Government but accurate results require on site survey work to establish the exact quality. Any development proposals arising in such sites may be likely to be required to undertake detailed on-site assessments to establish whether it is best and most versatile agricultural land. This information would then be considered in the planning balance in assessing development proposals.	That the site is not protected as agricultural land and that the green barrier is retained.
Northop	NOR010	Land north of Park View, Northop	0.18	Agricultural		Small Site (for protection). This site is the same as NOR005. Any ecological value will be contained within the site fringes. Development of the site is not considered to have a detrimental effect on the wider agricultural landscape. Furthermore, it is considered to be of little agricultural value given the small size of the site and it being divorced from the wider agricultural land. PPW and development plan policies seek to protect agricultural land and it is not necessary or appropriate for the Plan to seek to designate and protect agricultural land. In conclusion, it is considered that the extension of the settlement boundary would facilitate a small scale rounding off within well-defined boundaries and would not harm either the setting of the village or open countryside.	That the site is included within the settlement boundary for Northop.
Northop	NOR011	Land adj Badgers Court / Connah's Quay Road, Northop	0.28	Agricultural		Small site (for protection) This is the same site as NOR004 - see response to NOR004. PPW and development plan policies seek to protect agricultural land and it is not necessary or appropriate for the Plan to seek to designate and protect agricultural land.	See NOR004 That the site is not included within the settlement boundary of Northop
Northop	NOR012	Land between Connah's Quay Road, Northop and Security House	1.34	Agricultural		Site for Protection - It is not possible or practicable to designate land in the development plan on the basis of it being agricultural land. Information relating to agricultural land quality is held by Welsh Government but accurate results require on site survey work to establish the exact quality. Any development proposals arising in such sites may be likely to be required to undertake detailed on-site assessments to establish whether it is best and most versatile agricultural land. This information would then be considered in the planning balance in assessing development proposals.	That the site is not designated as agricultural land.

Northop	NOR013	Land rear of Maes y Llan / St Peters Park, Northop	5.71	Agricultural / Green Barrier		<p>Site for Protection - The site is presently outside the settlement boundary and within a green barrier. The justification for the retention of the green barrier is set out in the green barrier review.</p> <p>It is not possible or practicable to designate land in the development plan on the basis of it being agricultural land. Information relating to agricultural land quality is held by Welsh Government but accurate results require on site survey work to establish the exact quality. Any development proposals arising in such sites may be likely to be required to undertake detailed on-site assessments to establish whether it is best and most versatile agricultural land. This information would then be considered in the planning balance in assessing development proposals.</p> <p>The site is also proposed for development by both candidate site and alternative sites and the development merits of the site will be set out in those site assessments.</p>	That the site is not designated as agricultural land and that the site is retained as green barrier.
Northop	NOR014	Land north of A55, Northop	89.92	Agricultural / Green Barrier		<p>Site for Protection - The site is presently outside the settlement boundary and within a green barrier. The justification for the retention of the green barrier is set out in the green barrier review.</p> <p>It is not possible or practicable to designate land in the development plan on the basis of it being agricultural land. Information relating to agricultural land quality is held by Welsh Government but accurate results require on site survey work to establish the exact quality. Any development proposals arising in such sites may be likely to be required to undertake detailed on-site assessments to establish whether it is best and most versatile agricultural land. This information would then be considered in the planning balance in assessing development proposals.</p>	That the site is not designated as agricultural land and that the green barrier is retained.

Northop	NOR015	Cricket Club, A5119, Northop	1.8	Recreation / green barrier		<p>Site for Protection - The site is presently outside the settlement boundary for Northop and within a green barrier. The justification for the retention of the green barrier is set out in the green barrier review.</p> <p>It also lies adjacent to the conservation area and in close proximity to a number of listed buildings. Policies in the existing and emerging development plan will also seek to protect existing sporting facilities from inappropriate development. It is not necessary for recreational facilities to be identified on the proposals maps as to do so would be resource intensive and result in cluttered proposals that could be quickly out of date. The cricket ground is also protected by virtue of it being outside the settlement boundary.</p> <p>.</p>	That the site is not designated as recreation land and that the green barrier is retained.
Northop	NOR016	Land between Cricket Ground and A55, Northop	6.93	Agricultural / Green Barrier		<p>Site for Protection - The site is has been assessed as part of the green barrier review as retaining its green barrier status. Further details are set out in the green barrier review.</p> <p>It is not possible or practicable to designate land in the development plan on the basis of it being agricultural land. Information relating to agricultural land quality is held by Welsh Government but accurate results require on site survey work to establish the exact quality. Any development proposals arising in such sites may be likely to be required to undertake detailed on-site assessments to establish whether it is best and most versatile agricultural land. This information would then be considered in the planning balance in assessing development proposals.</p> <p>The site is also proposed for development by both candidate and alternative sites and the development merits of the site will be set out in those site assessments.</p>	That the site is not designated as agricultural land and that it is retained as green barrier.
Northop	NOR017	St Eurgain and St Peters Church, Northop	0.38	Religious / conservation area		<p>Site for Protection - The church and associated land is within the conservation area boundary and contains a number of listed buildings and structures. These designations bring with them specific protection and these exist both outside the development plan through other legislation, but also through policies in the existing and emerging development plan. The LDP can do no more than identify the conservation area and have a suite of relevant policies.</p>	The the site is not designated as 'religious' but that the conservation / built heritage assets are included on the LDP constraints map.

Northop	NOR018	Allotments, St Peters Park, Northop	0.12	Allotments		Small Site - The allotments are long standing and well used. As well as their visual amenity to the surrounding area they also perform a community role as a meeting place etc. The allotments are considered to meet the criteria for designation as a green space.	That the site is designated as a green space
Northop	NOR019	Northop Conservation Area	6.55	Built Heritage		Site for Protection - The village centre is defined as a conservation area due to its special architectural and historic interest. The process of designating, reviewing or amending a conservation area is done through specific legislation and is quite separate from the development plan. The LDP, in the same way that the UDP did, will seek to take account of the conservation area through policies and a notation on the proposals /constraints maps. The LDP can do no more than identify the conservation area and have a suite of relevant policies.	That the existing conservation area be retained on LDP constraints maps.
Northop	NOR020	Land south of Connah's Quay Road, Northop	64.76	Recreation / Commercial		Site for Protection - The site comprises the golf course and associated facilities as well as executive housing and extant permissions for office development. In planning terms it is open countryside and any development proposals will be considered in the light of existing and emerging development plan policies and guidance in PPW. The submission seeks to specifically resist tourism development but this is not appropriate given that certain types of tourism development can take place in open countryside, with each proposal being considered on its merits. The site is also on the Register of Landscapes, Parks and Gardens of Special Historic Interest and this would be a consideration. It is not necessary or appropriate for any additional designation or protection to be attributed to this site in the LDP.	That the site is not designated as recreational or commercial.
Northop	NOR021	Land between Northop Country Park and A55, Northop	9.62	Agricultural		Site for Protection - It is not possible or practicable to designate land in the development plan on the basis of it being agricultural land. Information relating to agricultural land quality is held by Welsh Government but accurate results require on site survey work to establish the exact quality. Any development proposals arising in such sites may be likely to be required to undertake detailed on-site assessments to establish whether it is best and most versatile agricultural land. This information would then be considered in the planning balance in assessing development proposals.	That the site is not designated as agricultural land

Northop	NOR022	Glebe Field, Connah's Quay Road, Northop	1.51	Green Space		<p>Site for Protection - The site lies within the conservation area and provides a setting to the grade II* listed building. In addition, the site is on a prominent route into the village and provides an attractive informal landscape in its own right. The site was considered as part of the UDP to meet the criteria for designation as a green space under policy L3 and this is still considered to be the position now. The site also lies outside the settlement boundary of Northop which affords further protection.</p>	That the site remains outside the settlement boundary, as green space and that the conservation area designation be shown on the LDP constraint map.
Northop	NOR023	Land south of access drive to Lower Soughton Hall, Northop	13.39	Agricultural		<p>Site for Protection - The site comprises part of the grounds of Soughton Hall. In planning terms it is open countryside and any development proposals will be considered in the light of existing and emerging development plan policies and guidance in PPW. The site is also on the Register of Landscapes, Parks and Gardens of Special Historic Interest and this would be a consideration. It is not necessary or appropriate for any additional designation or protection to be attributed to this site in the LDP.</p> <p>It is not possible or practicable to designate land in the development plan on the basis of it being agricultural land. Information relating to agricultural land quality is held by Welsh Government but accurate results require on site survey work to establish the exact quality. Any development proposals arising in such sites may be required to undertake detailed on-site assessments to establish whether it is best and most versatile agricultural land. This information would then be considered in the planning balance in assessing development proposals.</p>	That the site is not designated as agricultural.
Northop	NOR024	Land north and south of Parkgate Farm, A5119, Northop	1.37	Agricultural		<p>Site for Protection - It is not possible or practicable to designate land in the development plan on the basis of it being agricultural land. Information relating to agricultural land quality is held by Welsh Government but accurate results require on site survey work to establish the exact quality. Any development proposals arising in such sites may be likely to be required to undertake detailed on-site assessments to establish whether it is best and most versatile agricultural land. This information would then be considered in the planning balance in assessing development proposals.</p>	That the site is not designated as agricultural

Northop	NOR025	Land west A5119 (from The Green to Tyn y Caeau) Northop	14.97	Agricultural		<p>Site for Protection - It is not possible or practicable to designate land in the development plan on the basis of it being agricultural land. Information relating to agricultural land quality is held by Welsh Government but accurate results require on site survey work to establish the exact quality. Any development proposals arising in such sites may be likely to be required to undertake detailed on-site assessments to establish whether it is best and most versatile agricultural land. This information would then be considered in the planning balance in assessing development proposals.</p> <p>The northern part of the site is a designated Wildlife Site. However, it is not considered that, given the number of wildlife sites, it is practical to annotate these on the proposals maps but will be shown on an LDP constraints map.</p>	That the site is not designated as agricultural land and that the wildlife site be added to a LDP constraints map.
Northop	NOR026	Old School House, Northop	0.16	Housing	Amber	<p>Small Site - The building is a grade II listed building which has benefitted from planning consent for the conversion of the building to residential. It is clearly an important building within the settlement and there is a shared aim to ensure that it is retained through a sensitive scheme of refurbishment and conversion. However, this process will take place outside of the LDP process in the context of the protection to the building afforded by its listed status and in the light of local and national policy and relevant legislation.</p>	That the site remains as white land within the settlement boundary
Northop	NOR027	Land between Bryn Rhyd and Maes Celyn, Northop	2.59	Agricultural / Green Barrier		<p>Site for Protection - The site is presently outside the settlement boundary and within a green barrier. The justification for the retention of the green barrier is set out in the green barrier review.</p> <p>It is not possible or practicable to designate land in the development plan on the basis of it being agricultural land. Information relating to agricultural land quality is held by Welsh Government but accurate results require on site survey work to establish the exact quality. Any development proposals arising in such sites may be likely to be required to undertake detailed on-site assessments to establish whether it is best and most versatile agricultural land. This information would then be considered in the planning balance in assessing development proposals.</p>	That the site is not designated as agricultural land and that the green barrier is retained.

Northop	NOR028	Land between Northop College and St Peters Park, Northop	13.95	Agricultural / education / green barrier		<p>Site for Protection - The site is presently outside the settlement boundary and within a green barrier. The justification for the retention of the green barrier is set out in the green barrier review.</p> <p>It is not possible or practicable to designate land in the development plan on the basis of it being agricultural land. Information relating to agricultural land quality is held by Welsh Government but accurate results require on site survey work to establish the exact quality. Any development proposals arising in such sites may be likely to be required to undertake detailed on-site assessments to establish whether it is best and most versatile agricultural land. This information would then be considered in the planning balance in assessing development proposals.</p>	That the site is not designated as agricultural land but that the green barrier is retained.
Northop	NOR029	Land north of Cricket Club, Northop	3.09	Housing	Amber	3.0 ha could accommodate 93 dwellings which is a significant level of growth for Northop. The site relates poorly to the form and pattern of built development in Northop and forms part of the open countryside which is designated as a green barrier. Built development would undermine the function and openness of the green barrier, the main purpose of which in this location is to safeguard the historic settlement, the setting of the conservation area and listed buildings (St Eurgain and St Peters Church, Grammer School). Planning Application Ref 055807 was refused permission dated 23rd March 2017 on this site because the site was outside the settlement boundary for Northop and for community cohesion reasons.	The site is not appropriate for a housing allocation.
Northop	NOR030	Land north of St Peters Park, Northop	5.71	Housing	Amber	This site of approx 5.7 ha would accommodate about 171 dwellings and would amount to significant growth for Northop. This site is a large area of open countryside and there are important constraints in terms of highway objections, agricultural land classification and biodiversity. The site forms an integral part of the open countryside which is designated as a green barrier around Northop. The main function of the green barrier in this location is to safeguard the setting of Northop and to protect the open countryside from further encroachment. Built development would undermine the function and openness of the green barrier, by resulting in the encroachment into open countryside. The site extends away from the existing pattern of built development, development of this site would represent a significant intrusion into the open countryside and would be poorly related to the form and pattern of built development.	The site is not considered appropriate for a housing allocation.

Northop	NOR031	Land west of A5119 (north of Tyn y Caeau), Northop	6.94	Housing	Red	The site does not comply with the Council's Preferred Strategy as it is divorced from the settlement and development of the site would result in urban sprawl in an area of open countryside. Consequently the site has not been the subject of a detailed assessment.	That the site is not suitable as a housing allocation.
Northop	NOR032	Land north of Northop Brook, The Green, Northop	1.45	Housing	Amber	Part of the site is designated as a wildlife area as the Green Cottage and Wood Wildlife site. This site is a large area of open countryside and there are important constraints in terms of highway objections and biodiversity. The site forms an integral part of the open countryside around Northop. The site does not relate well to the existing pattern of built development, development of this site would represent a significant intrusion into the open countryside and would be poorly related to the form and pattern of the village. Built development may also have a detrimental effect on listed buildings close by at the Old school and Parkgate Farm.	The site is not considered appropriate for a housing allocation.
Northop	NOR033	Land north and east of Northop Cricket Club, Northop.	6.65	Housing	Amber	<p>The site is a large area of land extending from the village of Northop up to the A55 and at 6.9 ha could accommodate 208 dwellings which is a significant level of development. Such a scale of development is considered to be out of keeping with the particular size, character and form of this tier 3 sustainable village.</p> <p>The land is designated as green barrier to safeguard its open nature, to protect the countryside around a major road junction from visually intrusive urban encroachment, to protect the character of the conservation area the historic village of Northop and the setting of listed buildings .</p> <p>Having regard to the scale of the this proposal relative to the settlement and the particular impacts of the proposed development it is not considered suitable to be allocated.</p>	The site is not considered appropriate for a housing allocation.
Northop	NOR034	Land north east of Green Cottage and to rear of Green Villa, The Green, Northop.	2.3	Housing	Amber	Part of the site is designated as a wildlife area as the Green Cottage and Wood Wildlife site. This site is a large area of open countryside and there are important constraints in terms of highway objections and biodiversity. The site forms an integral part of the open countryside around Northop and does not relate well to the existing pattern of built development, development of this site would represent a significant intrusion into the open countryside and would be poorly related to the form and pattern of the village. Built development may also have a detrimental effect on the listed buildings close by at the Old School and the Parkgate Farm complex.	The site is not considered appropriate for a housing allocation.

Northop	NOR035	Land to the east of Green Cottage, The Green and north west of Lower Lodge, Northop Road, Northop	6.26	Housing	Amber	Part of the site is designated as a wildlife area as the Green Cottage and Wood Wildlife site. This site is a large area of open countryside and there are important constraints in terms of highway objections and biodiversity. The site forms an integral part of the open countryside around Northop and development of this site would represent a significant intrusion into the open countryside and would be poorly related to the form and pattern of the village. Built development may also have a detrimental effect on the listed buildings close by at the Old School House and the Parkgate Farm complex. A planning application (055555) for 17 dwellings on part of the site was refused on 17/11/16 and subsequently dismissed on appeal on the basis of a poor relationship with the settlement, loss of best and most versatile agricultural and impact on listed building. The site is not considered suitable to be allocated.	The site is not considered appropriate for a housing allocation.
Northop	NOR036	Land at The Green, Northop	3.96	Housing	Amber	Most of the site is designated as a wildlife area as the Green Cottage and Wood Wildlife site. This site is a large area of open countryside and there are important constraints in terms of highway objections and biodiversity. The site forms an integral part of the open countryside around Northop and development of this site would represent a significant intrusion into the open countryside and would be poorly related to the form and pattern of the village. Built development may also have a detrimental effect on the listed buildings close by at the Old School House and the Parkgate Farm complex. A planning application (055555) for 17 dwellings on part of the site was refused on 17/11/16 and subsequently dismissed on appeal on the basis of a poor relationship with the settlement, loss of best and most versatile agricultural and impact on listed building. The site is not considered suitable to be allocated.	The site is not considered appropriate for a housing allocation.
Northop	NOR037	Land adj Maes Celyn, Holywell Road, Northop	22.89	Housing	Amber	This site area is 22.88ha and could accommodate up to 687 dwellings which is a significant level of growth (approx 65% growth) and would result in a serious over development of the village. The site is designated as the BMV agricultural land Grade 2 and does not relate well to the village form, development of this site would create a major intrusion into the countryside. This urban encroachment into open countryside would also undermine the open character and appearance of the green barrier.	The site is not appropriate for a housing allocation.

Northop	NOR038	Land south and south east of Tyddyn Starkey, Northop.	89.92	Green Barrier		Site for protection - The site is presently outside the settlement boundary for Northop and is designated as a green barrier. The retention of this green barrier is set in the green barrier review.	That the green barrier be retained.
Northop	NOR039	Ysgol Owen Jones, Northop	0.87	Settlement Boundary	Amber	The submission is not seeking the development of the site as it is in active use as a Primary School and associated playingfields and car parking. The submission is seeking only the inclusion of the site within the settlement boundary. The school buildings are obscured by trees when viewed from the B5126 and is surrounded by trees when viewed from Ffordd Glyndwr and Ffordd Owen within an open view across the football fields to trees towards the Cambria College site. Therefore, the school site and playing fields relate more closely to the character and appearance of the surrounding countryside rather than the densely built up area within the settlement boundary. Also the high mature hedgerows which act as the existing boundary is a well defined feature on the ground. The site is also part of the green barrier and it would be inappropriate to include the site within the settlement boundary.	That the site is not included within the settlement boundary for Northop.

Northop	NOR040-AS	Glyndwr University Campus	47.5	Mixed Use	Red	<p>The Northop College campus is a free standing educational facility set within open countryside. It is separated from the settlement of Northop by a green barrier. The candidate site submission seeks a mixed use educational based development on two parcels of land. The first is a block of land on to the west and north of the present campus and the second is a linear parcel of land on the north side of the A55(T), of which the eastern part sits within the green barrier.</p> <p>The proposal seeks a mix of development which would compliment the existing educational function including employment development, residential accommodation and a potential site for other administrative functions to co-locate with the Univbversity as part of a campus 'hub'. In essence the woodland wto the west of the campus would be retained and development sought on 14.3ha of land to the west and 16.5ha of land to the north. However, the submission lacks any detail or reasoning / justification for the actual land uses and is rather vague, particularly as the submission lacks even an indicative land use plan. This lack of detail as to what is actually proposed maked it entirely inappropriate to consider an allocation in the Plan. Furthermore, the implications of the safeguarded red route for the northern parcel of land needs to be considered when further information on timing and design is known. If the college wishes to to expand then this is more appropriately pursued outside the UDP process and as part of the DM process, with proposals assessed on their merits against national and local plicy.</p>	The site is notconsidered appropriate for a mixed use allocation.
Northop	NOR041-AS	Northop Road, Northop	2.9	Housing	Amber	<p>This site of approx 2.9 ha would accommodate about 87 dwellings . This site is a large area of open countryside and there are important constraints in terms of highway objections, agricultural land classification and biodiversity. The site forms an integral part of the open countryside which is designated as a green barrier around Northop. The main function of the green barrier in this location is to safeguard the setting of Northop and to protect the open countryside from futher encroachment. Built development would undermine the function and openness of the green barrier, by resulting in the encroachment into open countryside. The site extends away from the existing pattern of built development, development of this site would represent a significant intrusion into the open countryside and would be poorly related to the form and pattern of built development.</p>	The site is not appropriate for a housing allocation.

Northop	NOR042-AS	North of Village - bridge crossing of A55	0	Recreation	<p>Site for Protection - Submission seeks a recreational / active travel route crossing over the A55(T) along the eastern edge of Colleg Cambria. The upgraded route follows public right of way no.6 which runs from the road opposite Maes Celyn to an existing agricultural bridge over the A55 and then on to the A5119 Northop Rd.</p> <p>The need for an improved cycle link between Mold and Flint is recognised as the present route does not meet current design standards. The suggested route is one of the options being looked at.</p> <p>In the submission reference is made to 'affected by new junction with red route. This route will need to be integrated into the Design stage' and [the site will be implemented] as part of construction of the Red route'. In the light of these comments by the proposer, and in the context of uncertainty about the exact, route, alignment, design and timing of the red route, it would be wholly inappropriate to safeguard land in the LDP when there is no certainty that the proposal can be delivered within the Plan period. Although the general merits of the proposal are supported, it would be more appropriately addressed as the red route progresses and incorporated into Active Travel or other projects as and when appropriate.</p>	That the proposed route is not safeguarded in the Plan.
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Northop Hall	NH001	Land south west of Institute Lane, Northop Hall	2.03	Housing	Amber	<p>The site lies to the south eastern part of the housing allocation HSG1 (35) at Cae Eithin Farm. The northern part of the candidate site was granted planning permission as a speculative housing development on 02/08/17 (055774) for 25 dwellings as a further part of the Cae Eithin development. This will be included within the settlement boundary and shown as a housing commitment. This is considered to represent a logical extent of built development in this part of the settlement.</p> <p>By contrast the candidate site includes a prominent area of land which slopes down to the old A55 road along its southern boundary. It is rural in character and contains a number of mature trees particularly in the east and south eastern part of the site. The removal of these to facilitate development would have an adverse visual impact upon the character and appearance of the open countryside. Land immediately to the west and adjoining the site is being safeguarded for ecological mitigation purposes as part of permission granted on appeal - 048855 refers. The site also forms part of a larger area of open countryside extending westwards between the existing development/settlement boundary to the north and the old A55 Chester Road to the south. Development therefore would be extremely prominent when viewed from the old road and A55(T). This southern part of the site should remain outside the settlement boundary.</p>	That the northern part of the site is included in the settlement boundary and shown as a housing commitment and the southern part remains outside the settlement boundary.
Northop Hall	NH002	Land on south side of Village Road, Northop Hall	1.34	Housing	Amber	see NH001 (the site is essentially a variation of NH001)	That the northern part of the site is included in the settlement boundary and shown as a housing commitment and the southern part remains outside the settlement boundary.

Northop Hall	NH003	Land off Bryn Gwyn Lane, Northop Hall	3.14	Housing	Amber	The site is an integral part of an area designated as Green barrier between Northop Hall and Connah's Quay to the east. Part of the site contains the former dismantled railway line which is of ecological importance of national significance (SSSI). In addition to the agricultural land quality access is considered to be unsuitable on the basis that it does not appear possible to construct an access with appropriate visibility splays within the land edged red or within the highway. Development would encroach into the green barrier and result in a reduction in the gap between the two settlements which would harm the open character and appearance of the green barrier and undermine its function.	That the site is not considered suitable for allocation
Northop Hall	NH004	Land adj St Charles Cottage, Smithy Lane, Northop Hall	3.32	Housing	Amber	Despite being adjacent to the settlement boundary development of the site would not relate well to the existing form of the village at this location as it would development extending beyond the well established northern extent of existing development at Alun, Tudor and Church closes. It would also unacceptably extend residential development in a northerly direction along Smithy Lane which from a point beyond the sports pavilion and St Charles' cottage is essentially rural in character. Highways have raised objections and stated that access is unsuitable on the basis that visibility to the right at the Smithy Lane/Village Road junction is significantly sub-standard and the road is unsuitable for any additional traffic. The road width past St Charles Cottage is inadequate at approximately 4m.	That the site is not considered suitable for allocation
Northop Hall	NH005	The Gorse, off Llys Ben, Northop Hall	1.86	Green Barrier		Site for protection - The site is presently outside the settlement boundary and within a green barrier designation. The justification for the retention of the green barrier is set out in the green barrier review. A recent appeal decision concluded that development on the site 'would encroach into the countryside outside the settlement boundary and be detrimental to that green barrier purpose. It would also harm the openness of this part of the green barrier, which is its main attribute'. The attributes or otherwise of the development of the site will be commented upon in NH024.	That the green barrier is retained.

Northop Hall	NH006	Land north side of Bryn Gwyn Lane, Northop Hall	1.87	Housing	Amber	The site is an integral part of an area designated as Green barrier between Northop Hall and Connah's Quay to the east. Part of the site contains ponds and a woodland copse which is of ecological importance of national significance (SSSI). In addition to the agricultural land quality access is considered to be unsuitable on the basis that there is inadequate width, poor alignment and lack of footways on Bryn Gwyn Road. Trees on the frontage of the site are likely to restrict opportunities to provide significant improvement. Development would encroach into the green barrier and result in a harmful intrusion upon the open character and appearance of the green barrier and undermine its function.	That the site is not considered suitable for allocation.
Northop Hall	NH007	Land south side of Bryn Gwyn Lane, Northop Hall	3.02	Housing	Amber	With the exception of the farm house the site is made up of two large field parcels. Development of the site would result in an illogical settlement form given that there is intervening open countryside between the site and settlement boundary. It would result in a poorly related block of development in the open countryside. The site also forms an integral part of an area designated as Green barrier between Northop Hall and Connah's Quay to the east. Development would encroach into the green barrier and result in a harmful intrusion upon the open character and appearance of the green barrier and undermine its function. In addition to the agricultural land quality there are known highways by virtue of the inadequate width, poor alignment and lack of footways on Bryn Gwyn Road.	That the site is not considered suitable for allocation.
Northop Hall	NH008	Land at Wellfield Farm, Village Road, Northop Hall	6.41	Housing	Amber	The development of this site in its entirety would represent a very large extension to the settlement by taking all of the land between the B5125 Village Road and the A55. Highways has stated that the site is suitable subject to a Transport Assessment as there is potential access from either Village Road (may require re-location of the bus stop) or Brookside. Improved junction visibility from Brookside across the corner of the site is required. In addition part of the two southern field parcels are within a C2 area of floodrisk where in principle highly vulnerable development such as housing should not take place. In the light of development at the Cae Eithin site taking place both during UDP plan period, and the early part of the LDP plan period, it is not considered that a site of this size is necessary or appropriate.	That the site is not considered suitable as an allocation.

Northop Hall	NH009	Former Galchog Colliery Site, Village Road, Northop Hall	1.9	Mixed Use	Red	<p>This site does not comply with the Preferred Strategy as it is divorced from the settlement boundary to the east of the site and despite the presence of some residential development close to the north east of the site it is better related to the open countryside stretching west from the settlement and sandwiched between the B5125 to the north and A55 to the south. Inclusion within the settlement boundary would require including the intervening field parcels between Brookside to the east and the site itself. Development would therefore appear as an isolated outlier of development which would be harmful to the character and appearance of open countryside. Highways objected on the basis that there is inadequate junction visibility to the left (215m required) and inadequate forward sight distance to right turners into the site. Furthermore it is relatively isolated from village facilities with inadequate footway connections.</p>	That the site is not considered suitable for allocation.
Northop Hall	NH010	Land to south of Northop Hall	7.2	Housing	Amber	<p>This single large site is a combination of sites NH001,002,021 (but excluding the equipped play area) and NH023. The square shaped area of land immediately to the west of the tennis courts and bowling green is within the settlement boundary and is allocated in the UDP for residential development.</p> <p>Immediately to the south of this is an area of land of land that was granted planning permission as a speculative scheme, as an extension to the Cae Eithin development. The extent of that scheme is considered to represent a logical and defensible limit to built development.</p> <p>The candidate site extends southwards and westwards from this latest phase of the Cae Eithin development and effectively seeks to develop the whole swathe of countryside between the settlement boundary and the line of the old road to the south. It has the character and appearance of a swathe of open countryside between the existing development/settlement boundary to the north of the site and the old A55 Chester Road to the south. The site forms part of and relates well to the area of open countryside to the south of Chester Road. There are concerns about accessing the whole of the site and uncertainty also exists in terms of the multiple ownerships of the site and possible implications for delivery. In this context and in light of other site constraints it would not be appropriate to allocate the site.</p>	That the north eastern part of the site is included in the settlement boundary and shown as a housing commitment and that the remainder of the site is shown outside the settlement boundary.

Northop Hall	NH011	Land Between Chester Road and A55, Northop Hall	5.48	Housing	Red	This site does not comply with the Preferred Strategy as it is physically divorced from the settlement boundary to the north of the site by Chester Road and the rising intervening open countryside to the south of the settlement boundary. Despite the A55 to the south the site is better related to the open countryside stretching south beyond the dual carriageway. Development of this site would therefore appear as an isolated outlier of development which would be harmful to the character and appearance of open countryside. Highways objected on the basis that it is in an Isolated location, with a lack of adequate pedestrian provision and limited opportunity to provide appropriate junction visibility splays. The predicted loss of Grade 3a agricultural land together with the issue of flood risk also mitigates against allocating this site for housing.	That the site is not considered suitable for allocation.
Northop Hall	NH012	Land to north and east of Northop Hall	772.758	Green Barrier		Site for protection - Site for Protection - The site is presently located outside the settlement boundary and within a green barrier. The justification for the retention of the green barrier is set out in the green barrier review.	That the green barrier is retained.
Northop Hall	NH013	Dismantled railway, south of Bryn Gwyn Lane, Northop	0.23	Green Space		Small Site - The former line is already safeguarded as a green space on account of its recreational and visual amenity as it represents a linear landscape feature within a developed area. Although green spaces will be the subject of review, it is quite clear that this is an important green space within Northop Hall and should be retained as a green space in the LDP.	That the site remains designated as a green space.

Northop Hall	NH014	Play Area, St Marys Drive, Northop Hall	0.26	Recreation		<p>Small Site - The play area is located to the south of development on St Marys Drive and Wared Drive and is bounded to the south and partly to the east by a chain link fence. Housing bounds the site of the north and to the remainder of the eastern border.</p> <p>The site forms part of a larger area of open land which slopes gently away from the edge of built development and affords extensive views to open countryside beyond the A55. The site is considered to relate more closely in character and appearance to the open countryside than it does to the settlement.</p> <p>The site appears to be a well-used and attractive playground which is combined with general grassed amenity space. With its wide ranging views and open aspect it links the settlement with open countryside. Given that it presently sits outside of the settlement boundary then it is protected from development. Even if the adjoining land to the south and east (Candidate Site submissions) were to be included in the settlement boundary then there would still be a policy protection within the Plans framework of policies.</p>	That the site remains outside the settlement boundary for Northop Hall
Northop Hall	NH015	Bowling Club, Institute Lane, Northop Hall	0.12	Recreation		<p>Small Site - The importance of the bowling green as a recreational facility in the settlement is recognised. Rather than seek to identify and safeguard all such facilities on the proposals maps, the UDP adopted a policy approach whereby existing facilities were protected in the light of a criteria based policy (SR4). Although the bowling green is grassed and has a hedgerow alongside its southern boundary, it is still rather 'urban' in appearance when considered alongside the tennis courts which are hard surfaced and surrounded by chain link fencing. On balance, it is not considered that either individually or together, the bowling green and tennis courts satisfy the criteria necessary for them to be safeguarded as green space. It is likely that the approach to safeguarding recreational facilities in the UDP will be carried over into the LDP.</p>	That the site remains as white land within settlement boundary

Northop Hall	NH016	Tennis Courts, Institute Lane, Northop Hall	0.09	Recreation		<p>Small Site - The importance of the tennis courts as a recreational facility in the settlement is recognised. Rather than seek to identify and safeguard all such facilities on the proposals maps, the UDP adopted a policy approach whereby existing facilities were protected in the light of a criteria based policy (SR4). The tennis courts are hard surfaced and surrounded by chain link fencing and are 'urban' in appearance. They are not considered to satisfy the criteria necessary for them to be safeguarded as green space. It is likely that the approach to safeguarding recreational facilities in the UDP will be carried over into the LDP.</p>	That the site remains as white land within the settlement boundary
Northop Hall	NH017	Land south of Wellfield Farm, Village Road, Northop Hall	6.41	Landscape / Agricultural		<p>Site for protection - It is not possible or practicable to designate land in the development plan on the basis of it being agricultural land. Information relating to agricultural land quality is held by Welsh Government but accurate results require on site survey work to establish the exact quality. Any development proposals arising in such sites may be likely to be required to undertake detailed on-site assessments to establish whether it is best and most versatile agricultural land. This information would then be considered in the planning balance in assessing development proposals.</p> <p>Proposals for the site to be developed will be commented on through NH008 and 020.</p>	That the site is not designated as agricultural
Northop Hall	NH018	Land north west of Llys Ben, Northop Hall	2.33	Recreation		<p>Site for Protection - The site is located to the north of the school and comprises a community centre, play area and playing fields. The site lies outside of the settlement boundary and within an existing green barrier. In this context it is not necessary or appropriate for existing recreation land in open countryside to be designated on the proposals maps.</p>	That the site is not designated as recreational land and remains outside the settlement boundary of Northop Hall and designated as green barrier.
Northop Hall	NH019	Cricket / Hockey Club, Smithy Lane, Northop Hall	2.36	Recreation		<p>Site for Protection - The cricket ground is located outside the settlement boundary and in an open countryside location. The sites open countryside location plus its recreational use would bring with it protection in the context of the framework of policies in the existing and emerging development plan and guidance in PPW. It is not necessary or appropriate for open space or recreational sites in open countryside to be attributed additional designations.</p>	That the site is not designated as recreation, but remains as white land outside of the settlement boundary for Northop Hall.

Northop Hall	NH020	Land south of Wellfield Farm, Village Road, Northop Hall	5.95	Housing	Amber	The development of this site in its entirety would represent a very large extension to the settlement by taking all of the land between the B5125 Village Road and the A55. Highways has stated that the site is suitable subject to a Transport Assessment as there is potential access from either Village Road (may require re-location of the bus stop) or Brookside. Improved junction visibility from Brookside across the corner of the site is required. In addition part of the two southern field parcels are within a C2 area of floodrisk where in principle highly vulnerable development such as housing should not take place. In the light of development at the Cae Eithin site taking place both during UDP plan period, and the early part of the LDP plan period, it is not considered that a site of this size is necessary or appropriate.	That the site is not considered suitable as an allocation.
Northop Hall	NH021	Land east of Brookside, Northop Hall	1.8	Housing	Amber	The site abuts the settlement boundary on its north and eastern sides where there is residential development at Elm, Wared and St Mary's Drives. The site is well defined by existing development settlement and it is not considered that development would harm the character of the settlement. However, the site is partly within a C2 flood risk area where vulnerable (residential development) should not be permitted. and highways has objected on the grounds that it is not possible to provide appropriate junction visibility onto the Old A55 or Brookside. St Mary's Drive is considered inadequate to cater for any additional traffic (restricted visibility onto Village Road).Development of the site would involve the loss of a community recreation facility. In light of these constraints it would not be appropriate to allocate the site.	That the site is not considered suitable for allocation.
Northop Hall	NH022	Plas Ifan Hotel, Village Road, Northop	2.87	Housing	Red	The site does not comply with the Preferred Strategy as it is divorced from the settlement boundary to the east of the site and despite the presence of the hotel and some residential development close to the north of the site it is better related to the open countryside stretching west from the settlement and sandwiched between the B5125 to the north and A55 to the south. Inclusion within the settlement boundary would require including the intervening field parcels between Brookside to the east and the site itself. Development would therefore appear as an isolated outlier of development which would be harmful to the character and appearance of open countryside and not well related to the existing settlement form. In addition to the agricultural land quality constraint the site is partly within a C2 flood risk area where vulnerable (residential development) should not be permitted.	That the site is not considered suitable for allocation.

Northop Hall	NH023	Land west of St Mary's Drive Play Area, Northop Hall	0.89	Housing	Amber	The site abuts the settlement boundary on its northern sides where there is residential development at Elm Drive. The site is well related to the existing settlement and it is not considered that development would harm the character of the settlement. However, the site is partly within a C2 flood risk area where vulnerable (residential development) should not be permitted. and highways has objected on the grounds that there is inadequate junction visibility or forward sight distance to right turning vehicles from either Village Road or the Old A55. In light of these constraints it would not be appropriate to allocate the site.	That the site is not considered suitable for allocation.
Northop Hall	NH024	Land to the north of Gardd Eithin, Northop Hall.	1.86	Housing	Amber	The site has built development on its southern and eastern boundary. With the exception of the community centre building, the objection site has an open aspect to the north and west and forms part of an important swathe of open land. The site is open in character and affords views of the wider open countryside. Following a period of natural regeneration it has a scrubland appearance which is considered to relate more closely to open countryside and the other open land - playing fields to the west than it does to built development. The site forms part of a larger area of green barrier and in the case of land to the north and east of the village, there is a fundamental need to afford it additional protection through the retention of the green barrier designation as it acts as a strategic gap between Northop Hall and Connah's Quay. The landscape and informal recreational value of the site would be lost if the site was to be developed. Highways has stated that access is unsuitable as there is no connection to the adopted highway. An appeal in relation to the refusal of a planning application for 36 dwellings was dismissed in 2015 with the Inspector commenting on the harm to the openness of the green barrier.	That the site is not considered suitable for allocation.

Northop Hall	NH025	Land at Top Corner, Village Road, Northop Hall	0.15	Housing	Amber	<p>Small Site - The site lies at the western edge of the village and is bounded by a low stone wall and then a hedgerow along the frontage with Village Road and a low stone wall and coniferous trees along Smithy Lane. The western boundary comprises a series of trees whilst the northern boundary features a small outbuilding, beyond which is an electricity sub-station.</p> <p>The site lies at the western side of the T junction between Village Road and Smithy Lane. It features a white rendered cottage within large gardens and with a large garage / outbuilding to the rear (planning consent granted for conversion to ancillary accommodation).</p> <p>The settlement boundary extends westwards along the northern side of Village Road and ends at the eastern side of Smithy Lane and includes a large block of built residential development. By contrast, development along the southern side of Village Road ends at Brookside, with only a small number of dwellings and Plas Ifan Hotel beyond that. The only built development to the north or west of the site is the cricket club which sits comfortably within an open countryside setting with the built development comprising clubhouse, parking and nets being well screened by hedgerows. The site is considered to relate more closely to open countryside than it is to the form and pattern of built development in the settlement.</p> <p>The presence of the cricket ground is not considered to provide a context for further development on the site. The inclusion of the site within the settlement boundary would result in the extension of built development away from the settlement into open countryside.</p> <p>Highways officers advise that the site is suitable – visibility at the Smithy Lane / Village Road junction is obstructed by the boundary wall of the property, any additional development will necessitate visibility improvement.</p>	That the site is not included in the settlement boundary.
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Northop Hall	NH026	Northop Hall CP School	1.06	Settlement Boundary	Amber	Given its predominantly flat open nature the site currently relates well to the open countryside to the north. As a general principle in establishing settlement boundaries where schools are located on the edges of settlements, the school building and hardstanding are included within the settlement limit however playing fields are shown outside the boundary. This is currently the case. In addition this site forms part of a larger area of green barrier and in the case of land to the north and east of the village, there is a fundamental need to afford it additional protection through the retention of the green barrier designation as it acts as a strategic gap between Northop Hall and Connah's Quay. The formal recreational value of the site would be lost if the site was to be included within the settlement boundary and subsequently developed.	That the site is not included within the settlement boundary.
Northop Hall	NH027	Land south of Cae Eithin, Northop Hall.	1.21	Housing	Amber	This irregular shaped candidate site is essentially seeking assurance that any built development on the southern edge of the settlement is accessed by a new road off the old Chester Road to the south the village. Having regard to a number of candidate sites in the vicinity of this, it is not considered that there is scope for further developments in a southerly direction in this part of the settlement., without causing landscape and ecological harm. In any event the topography and gradient of the land would make it difficult to develop for housing and also to construct a suitable vehicular access. There is no need for the Plan to be amended to reflect what the candidate site proposer is seeking.	That the candidate site is not incorporated into the Plan.
Northop Hall	NH028	Land adjacent Smithy Lane, Northop Hall.	1.2	Housing	Amber	Whilst the site abuts the settlement boundary on its eastern and southern boundaries, there is no physical defensible boundary along the majority of the length of the northern boundary. On this basis the site presently relates more closely to open countryside than it does to built development. This is enhanced further by the rural character of Smithy Lane which is narrow and devoid of pedestrian links from a point north of St Charles Cottage. The site forms an intrinsic part of a large swathe of open countryside to the north. Highways has stated that access is not suitable due to visibility to the right at the Smithy Lane/Village Road junction is significantly sub-standard and the road is unsuitable for any additional traffic. The site could be reconsidered if visibility at this junction could be improved. Any development will necessitate road widening and the provision of a footway across the site frontage.	That the site is not considered suitable for allocation.

Northop Hall	NH029	The Gorse, Llys Ben, Northop Hall.	772.758	Green Barrier		Site for Protection - The land to the north and east of Northop Hall is presently designated as a green barrier. The justification for the retention of the green barrier will be set out in the green barrier review.	That the green barrier is retained
Northop Hall	NH030	Fields adjacent Bryn Gwyn Lane, Northop Hall	772.758	Green Barrier		Site for Protection - The land to the north and east of Northop Hall is presently designated as a green barrier. The justification for the retention of the green barrier is set out in the green barrier review.	That the green barrier retained.
Northop Hall	NH031-AS	Northop Hall to Hollowbrook Road, Connah's Quay	0	Recreation		<p>Site for Protection - The submission seeks a recreational route of approx 1km from Northop Hall to Hollowbrook Rd, CQ. The route follows a former railway trackbed and runs from Bryn Gwyn Lane to Hollowbrook Drive on the edge of Connah's Quay. The submission refers to a claim for a public footpath which is still undetermined.</p> <p>The route is not a public right of way but is an existing walking route along the trackbed. Highways Strategy support the route and it forms part of Active Travel project. The route lies in an area of open countryside between two settlements and is additionally within a green barrier which seeks to protect the narrow gap. The former trackbed is designated as part of the Connahs Quay Ponds and Woodlands SSSI and the north eastern part of the traced is within the Deeside and Buckley Newts SAC. In view of this high level of protection from development, and the fact that the route is already in use as a walking path, it is not necessary or appropriate for the trackbed to be specifically safeguarded in the Plan.</p>	That the proposed route is not safeguarded in the Plan.
Northop Hall	NH032-AS	Wellfield Farm, Village Road	6.3	Housing	Amber	The development of this site in its entirety would represent a very large extension to the settlement by taking all of the land between the B5125 Village Road and the A55. Highways has stated that the site is suitable subject to a Transport Assessment as there is potential access from either Village Road (may require re-location of the bus stop) or Brookside. Improved junction visibility from Brookside across the corner of the site is required. In addition part of the two southern field parcels are within a C2 area of floodrisk where in principle highly vulnerable development such as housing should not take place. In the light of development at the Cae Eithin site taking place both during UDP plan period, and the early part of the LDP plan period, it is not considered that a site of this size is necessary or appropriate.	That the site is not considered suitable as an allocation.

Padeswood	PAD001	Land at Smithy Farm, Chester Road, Padeswood.	0.03	Housing	Red	<p>Small Site - The site is at the eastern end of a loosely defined ribbon of development in an open countryside location. The site was promoted as an omission site in the UDP but not looked upon favourably by the Inspector. As part of the settlement audits Padeswood is not considered to be of an appropriate size and form to warrant a settlement boundary and furthermore does not have the necessary facilities and services that would be expected of a site with a settlement boundary. To extend the settlement boundary of Buckley would result in the inclusion of large swathes of intervening land and result in pressure for further development in open countryside contrary to national planning guidance. The site also has no firm physical feature along its eastern boundary and could create pressure for a second dwelling, thereby resulting in ribbon development in open countryside.</p>	That the site is not included in a settlement boundary.
Padeswood	PAD002	Land north of Smithy Farm, Chester Road, Padeswood	7.46	Housing	Red	<p>The site is at the eastern end of a loosely defined ribbon of development in an open countryside location. A very small part of this site was promoted as an omission site in the UDP but not looked upon favourably by the Inspector. Padeswood is not considered to be of an appropriate size and form to warrant a settlement boundary and does not have the necessary facilities and services that would be expected of a settlement. To extend the settlement boundary of Buckley would result in the inclusion of large swathes of intervening land and result in pressure for further development in open countryside contrary to national planning guidance.</p>	That the site is not allocated or included in a settlement boundary.

Padeswood	PAD003-AS	Old Railway and links to Bannel Lane	0	Recreation		<p>Site for Protection - Submission seeks upgrading of former railway line to a recreational path, and later for walking and cycling. The route runs along the southern edge of Castle Cement and shows two alternative options at its eastern end. The first option skirts along the edge of buildings at Castle Cement and the second follows the curved line of a former railway tracked. Both options would seek to link with a minor road providing access to Bannel Dairy Farm and Oak Tree Farm.</p> <p>The submission refers to public footpath 'claims' and ongoing negotiations with landowners and the need to secure a path through the cement works. Highways Strategy Officers have confirmed that this route was considered as part of previous 'Greenway' Study but was shelved due to lack of support from landowners. Consideration is now being given to a study looking at a link between Mold and Broughton along highways verges.</p> <p>There appear to be a number of obstacles and uncertainties with this route and alternatives are now being actively investigated. The protection of land in a development plan should only done when there is certainty that the scheme or development can be delivered within the Plan period, which is not the case here. The LDP is likely to carry over the criteria based policy on the use of former trackbeds.</p>	That the proposed route is not safeguarded in the Plan.
Pantasaph	PAPH001	Land (frontage) between Rockwood and Convent Farm, Pantasaph	1.09	Housing	Red	<p>The site does not comply with the Preferred Strategy as it is located on the western edge of Pantasaph which, as part of the settlement audit work, is not a defined settlement owing to its lack of services and facilities. Given the small size of the settlement and its built form, it would not be appropriate to identify a settlement boundary as this would imply that development would be acceptable in principle. The site is located within a conservation area and is some distance from the nearest settlement. It would not be appropriate for the LDP to seek to promote further development in an unsustainable location. In addition to this the site lies within a Conservation Area and adjacent to a listed building</p>	That the site is not allocated or included in a settlement boundary.

Pantasaph	PAPH002	Land between Rockwood, Convent Farm and A55, Pantasaph	2.27	Housing	Red	The site does not comply with the Preferred Strategy as it is located on the western edge of Pantasaph which, as part of the settlement audit work, is not a defined settlement owing to its lack of services and facilities. Given the small size of the settlement and its built form, it would not be appropriate to identify a settlement boundary as this would imply that development would be acceptable in principle. The site is located within a conservation area and is some distance from the nearest settlement. It would not be appropriate for the LDP to seek to promote further development in an unsustainable location. In addition to this the site lies within a Conservation Area and adjacent to a listed building	That the site is not allocated or included in a settlement boundary.
Pantasaph	PAPH003	Land to rear of Convent Farm, Pantasaph	0.54	Housing	Red	The site does not comply with the Preferred Strategy as it is located on the western edge of Pantasaph which, as part of the settlement audit work, is not a defined settlement owing to its lack of services and facilities. Given the small size of the settlement and its built form, it would not be appropriate to identify a settlement boundary as this would imply that development would be acceptable in principle. The site is located within a conservation area and is some distance from the nearest settlement. It would not be appropriate for the LDP to seek to promote further development in an unsustainable location. In addition to this the site lies within a Conservation Area and in close proximity to a listed building and in a historically sensitive location	That the site is not allocated or included in a settlement boundary.
Pantasaph	PAPH004	Land north of Lower Stables Farm, Babell Road, Pantasaph	0.81	Housing	Red	The site does not comply with the Preferred Strategy as it is located in the open countryside some distance to the south of Pantasaph, which itself is not a defined settlement owing to its lack of services and facilities. It is therefore divorced from any settlement boundary and in addition is close to a Scheduled Ancient Monument so there is potential for archaeology on the site	That the site is not allocated or included in a settlement boundary.

Pantasaph	PAPH005	Land adj St Ignatius Villa, Monastery Road, Pantasaph	0.08	Housing	Red	The site does not comply with the Preferred Strategy as it is located on the western edge of Pantasaph which, as part of the settlement audit work, is not a defined settlement owing to its lack of services and facilities. Given the small size of the settlement and its built form, it would not be appropriate to identify a settlement boundary as this would imply that development would be acceptable in principle. The site is located within a conservation area and is some distance from the nearest settlement. It would not be appropriate for the LDP to seek to promote further development in an unsustainable location. In addition to this the site lies within a Conservation Area and in close proximity to a listed building and in a historically sensitive location	That the site is not included in a settlement boundary.
Pantasaph	PAPH006	Land west of The Coachhouse, Monastery Road, Pantasaph	0.99	Housing	Red	The site does not comply with the Preferred Strategy as it is located on the western edge of Pantasaph which, as part of the settlement audit work, is not a defined settlement owing to its lack of services and facilities. Given the small size of the settlement and its built form, it would not be appropriate to identify a settlement boundary as this would imply that development would be acceptable in principle. The site is located within a conservation area and is some distance from the nearest settlement. It would not be appropriate for the LDP to seek to promote further development in an unsustainable location. In addition to this the site lies adjacent to a Conservation Area and in close proximity to a listed building, with a Historic Landscape and in a historically sensitive location	That the site is not allocated or included in a settlement boundary.
Pantymwyn	PANT001	Shirnil, Cilcain Road, Pantymwyn	0.4	Housing	Red	The site does not comply with the Preferred Strategy as it adjoins the settlement boundary of Pantymwyn which is a tier 4 Defined Village where new housing allocations will not be made. Environmental Health advise that there are lead and heavy metals and mine workings, and that a land contamination assessment would be required. In addition to this, development of the site would involve the removal of a number of mature trees which form part of a wider wooded area.	That the site is not allocated or included in the settlement boundary

Pantymwyn	PANT002	Garthdale, Cilcain Road, Pantymwyn	0.62	Housing	Red	The site does not comply with the Preferred Strategy as it adjoins the settlement boundary of Pantymwyn which is a tier 4 Defined Village where new housing allocations will not be made. Environmental Health advise that there are lead and heavy metals and mine workings, and that a land contamination assessment would be required. In addition to this, the site lies within the AONB and adjacent to a SAC and SSSI and its development would require the loss of a number of mature trees which contribute the setting of the village when approaching from the north.	That the site is not allocated or included in the settlement boundary.
Pantymwyn	PANT003	Rathmourne, Cefn Bychan Road, Pantymwyn	0.9	Housing	Red	The site does not comply with the Preferred Strategy as it lies partly within and partly outside of the settlement boundary of Pantymwyn which is a tier 4 Defined Village where new housing allocations will not be made. Environmental Health advise that there are lead and heavy metals and mine workings, and that a land contamination assessment would be required. Whilst part of the site lies within the settlement boundary and contains a dwelling, the other part contains a number of mature trees. Permission was previously granted for the demolition of the original dwelling and the erection of a replacement dwelling. Development of the site would require the loss of a number of mature trees which contribute the setting of the village.	That the site is not allocated or included in the settlement boundary
Pantymwyn	PANT004	Voel Awel, Cilcain Road, Pantymwyn	0.84	Housing	Red	The site does not comply with the Preferred Strategy as it lies partly within and partly outside the settlement boundary of Pantymwyn which is a tier 4 Defined Village where new housing allocations will not be made. Environmental Health advise that there are lead and heavy metals and mine workings, and that a land contamination assessment would be required. In addition to this, although part of the site is within the settlement boundary, the rest of the site lies adjacent to a SSSI.	That the site is not allocated or included in the settlement boundary
Pantymwyn	PANT005	Land west of Bryn Rhosyn, Pantymwyn	2.4	Housing	Red	The site does not comply with the Preferred Strategy as it is a large site adjoining the settlement boundary of Pantymwyn which is a tier 4 Defined Village where new housing allocations will not be made. Environmental Health advise that there are lead and heavy metals and mine workings, and that a land contamination assessment would be required.	That the site is not allocated or included in the settlement boundary

Pentre Halkyn	PH001	Land north of B5123 at Pentre Halkyn	3.41	Housing	Red	The site does not comply with the Preferred Strategy as Pentre Halkyn is a Tier 4 settlement where housing development will only be permitted related to the scale of, character and role of the settlement and which delivers local needs housing. This site at 3.4 ha would provide approximately 100 dwellings which is out of scale with the size, character and role of the settlement. In addition to this, the land rises up from the A55 towards the village and the site is highly visible from there, and further afield. There are a few dwellings along the road that leads up to Pentre Halkyn but little development otherwise on this slope up to the village and therefore to develop this site would create an inappropriate form and scale of development in the open countryside in this location. This is the same site as PH004	That the site is not allocated or included in the settlement boundary
Pentre Halkyn	PH002	Land at Pentre Farm, Pentre Halkyn	0.49	Housing	Red	The site does not comply with the Preferred Strategy as it Pentre Halkyn is a Tier 4 settlement where housing development will only be permitted related to the scale of, character and role of the settlement and which delivers local needs housing. In addition to this, the site incorporates 2 listed buildings together with curtilage buildings and is adjacent to 2 further listed buildings. The site could not be developed for housing without unacceptably impacting on the listed buildings. The site though, is already within the settlement boundary and development proposals can be considered on their merits in the context of STR2 and the suite of policies in the Plan.	That the site is not considered suitable to be allocated.
Pentre Halkyn	PH003	Land east of Pentre Farm, Pentre Halkyn	1.42	Housing	Red	The site does not comply with the Preferred Strategy as Pentre Halkyn is a Tier 4 settlement where housing development will only be permitted related to the scale of, character and role of the settlement and which delivers local needs housing. This site at 1.4 ha would provide approximately 42 dwellings, which would be out of scale with the size, character and role of the settlement. Development of the site would result in unnecessary intrusion into the open countryside and potentially impact on the setting of the nearby listed buildings.	That the site is not considered suitable to be allocated or included in the settlement boundary

Pentre Halkyn	PH004	Land East of Salem Chapel, Pentre Halkyn	3.41	Housing	Red	The site does not comply with the Preferred Strategy as Pentre Halkyn is a Tier 4 settlement where housing development will only be permitted related to the scale of, character and role of the settlement and which delivers local needs housing. This site at 3.4 ha would provide approximately 100 dwellings which would be out of scale with the size, character and role of the settlement. In addition to this, the land rises up from the A55 towards the village and the site is highly visible from there, and further afield. There are a few dwellings long the road that leads up to Pentre Halkyn but little development otherwise on this slope up to the village and therefore to develop this site would create an inappropriate form and scale of development in the open countryside in this location. This is the same site as PH001	That the site is not considered suitable to be allocated or included in the settlement boundary
Pentre Halkyn	PH005	Pant Y Pwll Dwr Quarry, Pentre Halkyn, CH8 8HP	4.79	Minerals and Waste	Amber	This site will be assessed alongside other potential mineral sites as set out in a Minerals Background Paper	This site will be assessed alongside other potential mineral sites as set out in a Minerals Background Paper
Pentre Halkyn	PH006-AS	South of Brynford Road	2.6	Housing	Red	Pentre Halkyn is a Tier 4 settlement where housing development will only be permitted related to the scale of, character and role of the settlement and which delivers local needs housing. This site at 2.6 ha would provide approximately 78 dwellings and the proposal does therefore not comply with the Preferred Strategy. In addition to this, the land lies within a historic landscape, contains several historic assets and is crossed by a main overhead power line	That the site is not allocated or included in the settlement boundary

Penyffordd	PYF001	Land rear of Helvellyn, Ffynnongroyw Road, Pen y ffordd	0.28	Housing	Amber	<p>Small Site - The site is bounded to the north by a ribbon of properties fronting onto Llinegr Hill. To the east it is bounded by the former Derwen nurseries whilst to the west is a playground at Bryn Garth. Both the site and the land to the south is of wooded appearance.</p> <p>The south eastern edge of Pen-y-ffordd is well defined by the block of development formed by Maes Emlyn. However, the line of residential development formed by Meas Emlyn is broken by the block of land which comprises a playground. Therefore the site has no built development on its western edge and has only a ribbon of residential development along its northern edge which extends eastwards along Llinegr Hill and terminates at the former Derwen Nurseries. The site and the adjoining land to the south both feature extensive tree cover and it is considered that the site is more closely related in character and appearance to the wider open countryside than it is to the built form and pattern of development.</p> <p>The settlement already has a large area of land included within the settlement boundary to allow for local needs housing and the eastern part of this has planning consent for housing. There is therefore no need within the settlement to identify further land for housing. Furthermore, the site is considered to be poorly related to the built form and pattern of development in the settlement. Development of the site would [remove trees], would enclose a valued area of open space and would harm the character and appearance of open countryside. Highways Officers have advised the site is not suitable as it is divorced from the adopted highway.</p>	That the site is not included in the settlement boundary.
Penyffordd	PYF002	Land north of Coed Mor, Rhewl Fawr Road, Pen y ffordd	1	Housing	Grey	The site is within the existing settlement boundary as defined in the UDP where in principle residential is acceptable subject to meeting other detailed development management requirements. Planning Permission has been granted for the erection of 23 dwellings in December 2016 - application 055398 refers.	That the site be retained within the settlement boundar and is also shown as a housing commitment.

Penyffordd	PYF003	Land between Rhewl Fawr Road and Picton Road, Pen y ffordd	9.5	Housing	Red	<p>The site does not comply with the Preferred Strategy as Pen y ffordd is a tier 4 Defined Village where new allocations will not be made. New development will only be permitted related to the scale, character and role of the settlement and which delivers local needs affordable housing.</p> <p>This large irregular shaped site is located on the north western edge of the village and the majority of the site is outside the settlement boundary. The eastern portion is within the settlement boundary and has planning permission for residential development (23 dwellings). The remainder of the site consists of 5 field parcels of varying sizes which are sandwiched between residential development to the north on Picton Road and residential development to the south on Rhewl Fawr Road. Development of this 9.54(ha) site with a potential yield of 285 dwellings would be significantly out of scale with the size of the village. In addition development of the site would result in an adverse impact upon the character and appearance of the open countryside.</p>	That the eastern part of the site is included in the settlement boundary and the remainder is outside the settlement boundary.
Penyffordd	PYF004	Land to the east of Ysgol Bryn Garth, Maes Emlyn, Pen-Y-Ffordd	3.16	Housing	Red	<p>The site does not comply with the Preferred Strategy as Pen y ffordd is a tier 4 Defined Village where new allocations will not be made. New development will only be permitted related to the scale, character and role of the settlement and which delivers local needs affordable housing. This rectangular shaped site is located on the south eastern edge of the settlement. It forms part of larger area of open agricultural land at this part of the settlement which slopes down south eastwards toward the wooded Afon Garth valley. The site has no physical boundary along its southern edge which follows the line of a public right of way. Development of this 3.16(ha) could potentially accommodate 95 dwellings. The eastern edge of Pen-y-ffordd is considered to be well defined by the long established public sector housing estate at Maes Emlyn.</p> <p>The settlement boundary is considered to represent a firm and defensible boundary to this part of the village. The site is open in character and appearance and forms an intrinsic part of the wider open countryside set above the coastal strip. Development of the site would result in a block of development extending into open countryside in a manner unrelated to the existing form and pattern of development.</p>	That the site is not considered suitable to be allocated or included in the settlement boundary.

Penyffordd	PYF005	Ysgol Bryn Garth, Pen y ffordd	0.81	Settlement Boundary	Red	The site is being put forward for inclusion within the settlement boundary although with a site area of 0.81 (ha) it could potentially provide 24 dwellings. It is located on the southern edge of the settlement where its northern boundary abuts the settlement boundary. The site consists of the grassed outdoor play areas of Bryn Garth County Primary School. Beyond the site's southern boundary is another school playing field the Inclusion of which is not being sought. In previous plans school sites on the edge of settlement boundaries have not been included within settlement confines and it is considered this approach to be appropriate for the LDP. Given that the playing fields are predominantly open in character and appearance forming part of and being more closely related to a larger area of open countryside to the south it would be inappropriate to include them within the settlement boundary. Redrawing the settlemen boundary just to include part of the school playing fields building would result in a contrived an illogical boundary to this part of the settlement.	That the site is not included in the settlement boundary.
Penyffordd	PYF006	Land on north side of Llinegr Hill, Pen y ffordd	0.54	Housing	Red	The site does not comply with the Preferred Strategy as Pen y ffordd is a tier 4 Defined Village where new allocations will not be made. New development will only be permitted related to the scale, character and role of the settlement and which delivers local needs affordable housing. This rectangular site is located on the north eastern edge of the settlement. It forms part of a larger area of open sloping agricultural land at this part of the settlement with wide ranging views of the Dee Estuary to the north. The site has no physical boundary along its northern edge. Picton Road runs alongside the southern boundary. The majority of the built form of the settlement is located on the south side of Llinegr Hill / Picton Road, with only a short ribbon of 6 dwellings on its northern side. The settlement boundary to the south forms a firm and logical boundary contiguous with the built up area. Development of this site would extend the village in an illogical and contrived manner with an associated adverse impact given the prominent position of the site on the hillside. W	That the site is not considered suitable to be allocated or included in the settlement boundary.

Penyffordd / Penymynydd	PEN001	Land adj Bryn yr Haul, Wrexham Road, Penyffordd	0.18	Housing	Amber	<p>Small Site - The site lies on the eastern side of Wrexham Road and features a hedgerow frontage and grass verge. To the south is a detached bungalow within a large plot with substantial hardstanding area between the bungalow and the site. To the north is a tree lined boundary whereas there is no boundary to the rear as it forms part of a larger field. It sits at the extreme southern end of this part of the settlement where there is only limited development comprising single dwellings and the recent resident development on the Meadowslea Hospital site on the eastern side of Wrexham Rd. By contrast, on the western side of Wrexham Rd there is a block of residential development which forms a firm and defensible settlement boundary. The site is considered to form an integral part of the open countryside and development would not be well related to the form and pattern of built development within the settlement. Development would harm the character and appearance of open countryside.</p>	That the site is not included in the settlement boundary
Penyffordd / Penymynydd	PEN002	Land at Bank Farm, Lower Mountain Road, Penyffordd	2.75	Housing	Red	<p>The site does not comply with the Preferred Strategy as it is well divorced from the settlement and forms an integral part of the wider agricultural landscape. Furthermore, it provides open and far reaching views over the Cheshire Plain and development on the site would be particularly prominent. Development would take the form of an outlier block of development some distance from the settlement. Despite the existence of a bus route, it is not considered that the site represents a sustainable location for planned growth.</p>	That the site is not suitable to be allocated.
Penyffordd / Penymynydd	PEN003	Land north of Station Way, Penyffordd	1.7	Housing	Amber	<p>The site would accommodate a large number of dwellings which would extend into open countryside, away from the pattern of development. It is bounded by a public right of way and has an informal path running through it and development would harm the setting of the settlement. Furthermore, there are access and possible flood risk constraints to development.</p>	That the site is not suitable to be allocated
Penyffordd / Penymynydd	PEN004	Land adj Offa's Dyke, Abbott's Lane, Penyffordd	1	Housing	Amber	<p>The site has a number of constraints including access, trees, surface water flood risk and landfill. The site relates poorly to the form and pattern of built development and its development would harm the setting to the settlement and the character of the locality.</p>	That the site is not suitable to be allocated.

Penyffordd / Penymynydd	PEN005	Land south of Rhos Road, Penyffordd	0.94	Housing	Amber	The site would represent a modest and logical extension to the built up area, within strong physical boundaries. However, the settlement has three sites allowed on appeal which amount to 260 units and this is more than sufficient for the scale of the settlement and its position in the settlement hierarchy. A recent planning application for over 55's apartments has been refused. The site should not be allocated or included in the settlement boundary.	That the site is not considered appropriate for allocation or inclusion within the settlement boundary
Penyffordd / Penymynydd	PEN006	Beverley, Wrexham Road, Penyffordd CH4 0HT	0.48	Housing	Green	The site relates poorly to the form and pattern of built development in the settlement. The frontage of the site is too wide a gap to constitute infill development and the depth of the site would result in a small block of residential development which would be out of keeping with the present pattern of development and harm the character and appearance of the settlement and open countryside.	That the site is not considered suitable to be allocated
Penyffordd / Penymynydd	PEN007	Land adj Hope Hey, Rhos Avenue, Penyffordd	0.3	Housing	Amber	The site is divorced from the settlement and relates poorly to the form and pattern of built development in the settlement. Development would take the form of an outlier of housing which would harm the attractive setting to the settlement. There are also concerns about surface water flood risk on the site and lack of suitable vehicle access.	That the site is not considered suitable to be allocated
Penyffordd / Penymynydd	PEN008	Bryn yr Haul, Wrexham Road, Penyffordd	0.79	Housing	Red	The site is long and narrow and extends away from Wrexham Road into open countryside. Development would take the form of an outlier of housing and would relate poorly to the form and pattern of built development. The proposal would harm the open countryside setting to this part of the settlement.	That the site is not considered suitable to be allocated.
Penyffordd / Penymynydd	PEN009	Land at Hawarden Road / A550 (south side)	2	Housing	Amber	Planning permission (05664) was granted on appeal on 14.02.18 for 32 dwellings. The site will be recorded as a commitment as part of the Plans housing land supply and should be included in the settlement boundary.	That the site is treated as a commitment and included in the settlement boundary.

Penyffordd / Penymynydd	PEN010	Land adj western edge Wood Lane Farm development, Penyffordd	0.66	Housing	Amber	The site sits within the line of the A550 which acts as a westerly bypass to the settlement. Development would not harm the wider open countryside and would relate to existing residential development. However, the presence of the mature trees would need to be given careful consideration in designing any residential scheme. In principle it is therefore considered that the site is suitable to be included within the settlement boundary in order that it may be considered as a windfall site. To the south of the candidate site the present settlement boundary cuts across several gardens and does not follow any features on the ground. In conjunction with the candidate site it is considered that a more logical and defensible settlement boundary in this part of the settlement would be to follow the line of the A550. The acceptability or otherwise of any development proposals on the site, would need to be considered against national and local policies and in the context of the level of development permitted on the three speculative sites. The site is considered suitable to be included in the settlement boundary.	That the site is included in the settlement boundary along with adjoining land to the south.
Penyffordd / Penymynydd	PEN011	Land at Style End, junction of Chester Road and Hawarden Road, Penyffordd	0.41	Housing	Amber	The site has no vehicular access and is effectively landlocked. The north western part of the site presently has a planning application for an extension to the Village Motors garage, and this has an existing narrow access. In the context of the lack of vehicular access to the whole site, it would be inappropriate to allocate the site or include in within settlement boundary.	That the site is not suitable for allocation
Penyffordd / Penymynydd	PEN012	Blackbrook House, Terrace Lane, Penyffordd	2.29	Housing	Red	The site does not comply with the Preferred Strategy as it is well divorced from the settlement and has poor pedestrian linkages with the settlement. The road network is unsuitable to cater for the development of the site. Development would result in outlier block of residential development which would harm the character and appearance of the open countryside.	That the site is not suitable to be allocated.
Penyffordd / Penymynydd	PEN013	Land adj Cambrian House, Station Way, Penyffordd	1.08	Housing	Amber	Development of the site would extend development into open countryside and would relate poorly to the form and pattern of development. Furthermore, there is no means of gaining vehicular access and there is a risk of surface water flooding.	That the site is not suitable to be allocated.
Penyffordd / Penymynydd	PEN014	Land north side of junction Ros Rd / A550, Penyffordd	1.58	Housing	Grey	The site has outline planning permission for 40 dwellings and an application for reserved matters is presently under consideration. The site will therefore be treated as a committed housing site as part of the Plan's housing supply.	That the site be included in the settlement boundary and shown as a housing commitment.

Penyffordd / Penymynydd	PEN015	Land north of railway station car park, A5104, Penyffordd	0.29	Employment	Purple	<p>Small Site – The site comprises a narrow rectangular block of land at the north end of the railway station car park, on the eastern edge of the railway line. It has been used as a contractor's storage compound. Highways Officers consider the site to be unsuitable due to Limited width access road, poor junction alignment and lack of junction visibility make this unsuitable to cater with any additional traffic, but accept that the site has had previous uses.</p> <p>The Employment Land Review has identified that there is sufficient employment land to provide flexibility in terms of location, size and type of employment development. There is no need for further employment allocations in the Plan. In this context, and in view of the access constraint, it is not appropriate to allocate the site, particularly as it sits within open countryside. If a proposal does come forward for specific employment development on the site then it can be assessed against either UDP or LDP policies.</p>	That the site is not allocated.
Penyffordd / Penymynydd	PEN016	Land between railway station and A550, Penyffordd	2.33	Employment	Purple	<p>The Employment Land Review has identified that there is sufficient employment land to provide flexibility in terms of location, size and type of employment development. There is no need for further employment allocations in the Plan. In this context, and in view of the access constraint, it is not appropriate to allocate the site. The proposer of the site has also put forward a suggested green barrier on the western side of the settlement and the proposers employment allocation does not sit comfortably with this.</p>	That the site is not suitable to be allocated
Penyffordd / Penymynydd	PEN017	Land at junction A550 and Hawarden Road, Penymynydd	0.25	Open Space / Wildlife Buffer		<p>Small site (for protection). The development of 32 dwellings was allowed on appeal. The site should therefore be included within the settlement boundary.</p>	That the site be included in the settlement boundary and shown as a housing commitment.
Penyffordd / Penymynydd	PEN018	Land north side of junction A550 / Rhos Road, Penyffordd	0.42	Open Space / Wildlife Buffer		<p>Site for Protection - The submission considers the site to be important as either a buffer zone between occupied properties and busy highways or an area requiring designation due to its importance to wildlife and open space.</p> <p>Planning permission was allowed on appeal for 40 dwellings on the site. In the LDP the site will therefore be treated as a housing commitment and it should be included within the settlement boundary.</p>	That the site be treated as a housing commitment and included within the settlement boundary for Penymynydd / Penyffordd

Penyffordd / Penymynydd	PEN019	Land south side of junction A550 / Rhos Road, Penyffordd	0.3	Open Space / Wildlife Buffer	<p>Site for Protection - The submission considers the site to be important as either a buffer zone between occupied properties and busy highways or an area requiring designation due to its importance to wildlife and open space.</p> <p>The site is part of a small swathe of agricultural land located between the edge of the settlement and the roundabout junction of A550 and A5104. The site is in agricultural use and does not have the appearance of nor is used as 'open space'. Even if there were proposals from within the community for the site to be laid out as open space, this is a detailed matter and not within the scope of the LDP as it could be considered against existing and emerging development plan policies and guidance in PPW. Furthermore, a development plan should only be earmarking or safeguarding for a particular use when there is certainty that it is realistic and capable of implementation during the Plan period.</p> <p>There is no evidence available to support the designation of a buffer zone between existing residential development and busy highways. To introduce such a concept into a development plan proposals maps would have far reaching implications in terms of resources needed to obtain evidence relating to noise, pollution and its effect on amenity. Such detailed considerations would be taken into account in the assessment of those candidate sites seeking development and through the development management system.</p> <p>With the exception of perimeter hedgerows and trees the site is not considered to possess the necessary attributes to warrant designation as a wildlife site.</p> <p>There is not considered to be any justification to designate the land as a wildlife / open space / buffer area.</p>	<p>That the site is not designated as requested but that it remains as white land outside of the settlement boundary.</p>
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Penyffordd / Penymynydd	PEN020	Land west of Abbottsford Drive, Penyffordd	0.36	Open Space / Wildlife Buffer		<p>Site for Protection - The submission considers the site to be important as either a buffer zone between occupied properties and busy highways or an area requiring designation due to its importance to wildlife and open space.</p> <p>The site comprises a linear belt of woodland along the western edge of houses on Abbottsford Drive with a further linear belt of agricultural land extending to the A550. The woodland belt is identified as an 'ancient woodland'. Although the site may have amenity value it does not have the appearance of nor is used as 'open space'. Even if there were proposals from within the community for the site to be laid out as open space, this is a detailed matter and not within the scope of the LDP as it could be considered against existing and emerging development plan policies and guidance in PPW. Furthermore, a development plan should only be earmarking or safeguarding for a particular use when there is certainty that it is realistic and capable of implementation during the Plan period.</p> <p>There is no evidence available to support the designation of a buffer zone between existing residential development and busy highways. To introduce such a concept into a development plan proposals maps would have far reaching implications in terms of resources needed to obtain evidence relating to noise, pollution and its effect on amenity. Such detailed considerations would be taken into account in the assessment of those candidate sites seeking development and through the development management system.</p> <p>Given that the site is an ancient woodland, it will have some ecological value. However, it is not considered to have sufficient attributes to warrant designation as a wildlife site, and even if it were to be it would not be appropriate for wildlife sites to be designated on the proposals maps, but could be shown on the accompanying constraints map.</p> <p>The site, given its character and appearance is considered to relate more closely to open countryside than it is to the built form and pattern of development. The woodland belt is also considered to provide a firm and defensible edge to the settlement. It is therefore considered that the site should be removed from the settlement boundary.</p>	That the site is excluded from the settlement boundary for Penyffordd / Penymynydd
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Penyffordd / Penymynydd	PEN021	Land adj Offa's Dyke, Abbotts Lane, Penyffordd	1.47	Open Space / Wildlife Buffer		<p>Site for protection - The submission considers the site to be important as either a buffer zone between occupied properties and busy highways or an area requiring designation due to its importance to wildlife and open space.</p> <p>The site is part of a small swathe of agricultural land located between the edge of the settlement and the A550. The northern portion of the site is part of a linear woodland belt identified as an ancient woodland. The site does not have the appearance of nor is used as 'open space'. Even if there were proposals from within the community for the site to be laid out as open space, this is a detailed matter and not within the scope of the LDP as it could be considered against existing and emerging development plan policies and guidance in PPW.</p> <p>Furthermore, a development plan should only be earmarking or safeguarding for a particular use when there is certainty that it is realistic and capable of implementation.</p> <p>There is no evidence available to support the designation of a buffer zone between existing residential development and busy highway. To introduce such a concept into a development plan proposals maps would have far reaching implications in terms of resources needed to obtain evidence relating to noise, pollution and its effect on amenity. Such detailed considerations would be taken into account in the assessment of those candidate sites seeking development and through the development management system.</p> <p>Given that part of the site is an ancient woodland, it will have some ecological value. However, it is not considered to have sufficient attributes to warrant designation as a wildlife site, and even if it were to be, it would not be appropriate for wildlife sites to be designated on the proposals maps. Furthermore, this wooded part of the site is shown outside the settlement boundary in the UDP, which affords it protection and it is proposed that this be carried over into the LDP.</p> <p>A proposal for housing has been commented on in PEN004.</p>	That the site is not designated as requested but that it remains as white land outside the settlement boundary
Penyffordd / Penymynydd	PEN022	Land east of White Lion, A5104, Penymynydd	1.63	Open Space		<p>Site for Protection - The site forms the open space and ecological mitigation area associated with the Redrow / Elan development. It is afforded protection from development on account of its location outside the settlement boundary and within open countryside and also on account of its open space and ecological function. It is not necessary or appropriate in these circumstances for any additional protection to be afforded to the site.</p>	That the site is not designated as requested but that it remains white land outside of the settlement boundary.

Penyffordd / Penymynydd	PEN023	Land south of Millstone pub / Bowling Green, Penyffordd	0.96	Open Space		Site for Protection - The site comprises a play area, football pitch, allotments and the former bowling green. It is afforded protection from development on account of its location outside the settlement boundary and within open countryside and also on account of its open space function. It is not necessary or appropriate in these circumstances for any additional protection to be afforded to the site.	That the site is not designated as recreation but is retained as white land outside the settlement boundary
Penyffordd / Penymynydd	PEN024	Land off Ffordd Derwyn, Penyffordd	0.09	Open Space		Small Site - The UDP does not identify all play areas on the proposals map as there is a criteria based policy (SR4) which seeks to protect open space and play areas, subject to satisfying certain criteria. In some instances, a play area can be designated as a green space and protected by a separate policy (L3) in the UDP. In this context, although the play area is well established it is small and located on the edge of a residential area and is poorly related to that development given its physical relationship with housing. It therefore has little landscape, visual or amenity value to the wider area and does not provide a link between the settlement and open countryside. It is not therefore considered to meet the criteria necessary for designation as a green space. The sites role as a play area is more appropriately protected by virtue of a criteria based policy, developed as part of the LDP and building on the approach in the UDP.	That the site remain as white land within the settlement boundary
Penyffordd / Penymynydd	PEN025	Playing fields, Abbotts Lane Primary School, Penyffordd	1.81	Open Space		Site for Protection - The site has also been promoted for housing development (PEN041) by the same proposer. School playing fields are protected by virtue of UDP policies and the same approach will be carried over into the LDP. It is not necessary for every bit of open space to be designated on the proposals maps. Planning permission has now been granted on the site for a new school and the playing fields will be protected as a result of being part of the new school.	That the land remain as white land within the settlement boundary.

Penyffordd / Penymynydd	PEN026	Play area, Westview, Penyffordd	0.1	Open Space		<p>Small Site - The UDP does not identify all play areas on the proposals map as there is a criteria based policy (SR4) which seeks to protect open space and play areas, subject to satisfying certain criteria. In some instances, a play area can be designated as a green space and protected by a separate policy (L3) in the UDP. In this context, although the play area is well established it is small and located on the edge of a residential area and is poorly related to that development given its physical relationship with housing. It therefore has little landscape, visual or amenity value to the wider area and does not provide a link between the settlement and open countryside. It is not therefore considered to meet the criteria necessary for designation as a green space. The sites role as a play area is more appropriately protected by virtue of a criteria based policy, developed as part of the LDP and building on the approach in the UDP.</p>	That the site remain as white land within the settlement boundary
Penyffordd / Penymynydd	PEN027	Land between The Groves development and the A550, Penyffordd	0.66	Open Space		<p>Site for Protection - The site comprises a small parcel of agricultural land located between the Wood Lane Farm development and the A550. Existing open space is present elsewhere in the village and as part of the Wood Lane developed. The site does not have the appearance of nor is used as 'open space'. Rather than being integrated into a development, open space on this site would appear unrelated to the ongoing development and would not benefit from overlooking and surveillance in terms of child safety. In that regard it is not considered suitable as open space.</p> <p>Even if there were proposals from within the community for the site to be laid out as open space, this is a detailed matter and not within the scope of the LDP as it could be considered against existing and emerging development plan policies and guidance in PPW. Furthermore, a development plan should only be earmarking or safeguarding for a particular use when there is certainty that it is realistic and capable of implementation.</p> <p>Given the existing embankment and vegetation screening from the A550 it is considered illogical that the settlement boundary, in this particular instance, should not follow the line of the A550 and include the site as a minor rounding off. It is therefore considered reasonable for the site to be included within the settlement boundary.</p>	That the site is included within the settlement boundary.

Penyffordd / Penymynydd	PEN028	Land adjacent Millstone Park, Penyffordd	3.24	Open Space		<p>Site for Protection - The site comprises agricultural land which wraps around the residential park home site at Milstone Park. Although the western part of the site adjoins existing recreational land, the remainder of the site is agricultural land. The site is outside the settlement boundary in the UDP and this affords the site protection from development.</p> <p>Even if there were proposals from within the community for the site to be laid out as open space, this is a detailed matter and not within the scope of the LDP as it could be considered against existing and emerging development plan policies and guidance in PPW. Furthermore, a development plan should only be earmarking or safeguarding for a particular use when there is certainty that it is realistic and capable of implementation.</p>	That the site remain as white land outside the settlement boundary.
Penyffordd / Penymynydd	PEN029	Land to west of A550, Penyffordd / Penymynydd	82.19	Green Barrier		<p>Site for Protection - It is not considered necessary or appropriate for land to the west of Penyffordd / Penymynydd to be designated as green barrier as set out in the green barrier review.</p>	That the land is retained as white land outside the settlement boundary
Penyffordd / Penymynydd	PEN030	Land to east of Penyffordd / Penymynydd	57.77	Green Barrier		<p>Site for Protection - it is not considered necessary or appropriate for the land to be designated as green barrier as set out in the green barrier review.</p>	That the land be retained as white land outside the settlement boundary
Penyffordd / Penymynydd	PEN031	playing field, Penyffordd CP School, Chester Road, Penyffordd	0.43	Mixed Use	Amber	<p>The site proposes mixed use development in the form of shops (relocated Spar) and / or business units to occupy this part of the vacated school site, once the new school is operational. The primary shopping function of the settlement is the Spar shop which is located on Hawarden Road. There is no evidence of the Spar seeking to relocate to another site in the village. However, policies in the UDP and in the LDP would support additional retail facilities on the site given that it is within the settlement boundary and close to areas of population. In terms of employment land the Employment Land Review has established that there is no need for any additional employment land in the Plan period. Again, as the site is within the settlement boundary policies in both the UDP and the LDP would permit in principle, small scale business re-uses. However, it is not considered appropriate for the Plan to seek to formulate development allocations for such a variety of uses on a small site. This is more appropriately done outside of the Plan process through, for instance the preparation of a development brief / marketing exercise.</p>	That the site is not suitable to be allocated but should remain as white land within settlement boundary.

Penyffordd / Penymynydd	PEN032	County Primary School, Penymynydd Road, Penymynydd	0.71	Community Facility	Amber	The site has been proposed for community facilities / health centre. However, there is no evidence that there is a need for a further community facility building given that the site is adjacent to the Institute community building. Furthermore, the provision of a health centre is a matter for Betsi Cadwaladr, but given that investment has taken place in the form of larger health centres in Buckley and Hope, the proposal does not seem to be likely. The LDP should only seek to make development allocations where there is confidence that the proposals can be developed. Given that the school site is within the settlement boundary, it is more appropriate for new uses to be considered in the context of a development brief / marketing exercise, rather than through the development plan.	That the site is not suitable to be allocated but should remain as white land within the settlement boundary
Penyffordd / Penymynydd	PEN033	Former health centre, Melwood Close, Penymynydd	0.11	Housing	Amber	Small Site - The former health clinic lies within the settlement boundary and has been vacant for several years and has also been marketed. An application has recently been granted for 5 town houses (053417). The site is too small to be considered for allocation in the Plan.	That the site remain as white land within the settlement boundary
Penyffordd / Penymynydd	PEN034	Abbots Lane Infant School, Penyffordd	0.29	Housing	Amber	Small Site - The submission seeks development for housing but planning permission has since been granted for a new school	That the site remains as white land within the settlement boundary.
Penyffordd / Penymynydd	PEN035	Spar Shop, Hawarden Road, Penymynydd	0.14	Housing	Amber	Small Site - The Spar shop is a well-used local facility and benefits from a prominent retail frontage location on Hawarden Road. There is no evidence of any firm proposal for the Spar to be relocated from the site to the County Primary School site, nor is there any evidence that this would be viable and deliverable. It is not the role of Local Development Plan to micro-manage such small scale development. Rather, the UDP has (and the LDP will have) a framework of policies and proposals against which such proposals (and the retention of local shopping and community facilities) can be judged. Highways Officers have advised that redevelopment has the potential to remove an existing traffic generator along with congestion / parking issues (but would introduce such issues on the suggested relocation of the shop to Chester Road)	That the site remains as white land within the settlement boundary
Penyffordd / Penymynydd	PEN036	Land at junction Hawarden Road / A550, Penyffordd	1.36	Housing	Amber	Planning permission has been granted on appeal for 32 dwellings and will be included as a commitment in the Plans housing balance sheet. The site should be included within the settlement boundary.	That the site be included as a commitment and included within settlement boundary.

Penyffordd / Penymynydd	PEN037	Land north of Wood Lane Farm, Penyffordd	3.48	Housing	Green	<p>The site would represent a continuation of the principles embodied in the Wood Lane Far scheme, whereby, in this location, the A550 is considered to represent a firm and defensible outer edge to the settlement. A similar principle was also applied in the Rhos Rd (north) site which was allowed on appeal. Development would not harm the wider open countryside nor would it harm the character and form of the settlement.</p> <p>The land to the north of the site now has planning permission for housing, allowed on appeal, and will be included in the settlement boundary. The settlement presently has a significant level of growth in the LDP period as a result of completions on the Wood Lane Farm development and commitments at the Rhos Rd (north) site, Hawarden Rd and Chester Rd sites. In terms of the specifics of this site, it is considered acceptable in principle for development, in terms of rounding off of this part of the settlement outwards to the line of the A550. However, in the context of previous levels of development in the UDP period and the present level of commitments in the settlement, it would be wholly inappropriate to allocate such a substantial site in this Plan period. The site is not suitable to be allocated or included in the settlement boundary.</p>	That the site is not suitable to be allocated or included in the settlement boundary.
Penyffordd / Penymynydd	PEN038	Land north of Beaumont, Chester Road, Penymynydd	7.7	Housing	Amber	<p>The site was granted planning permission as a result of a WG Called in application, following a public inquiry. As the date of consent was after the april base date of the 2018 housing land monitoring study the site cannot be treated as a commitment in the Plans housing balance sheet. The site should therefore be allocated so that it counts towards the Plans supply of housing sites.</p>	That the site is allocated and included within the settlement boundary.
Penyffordd / Penymynydd	PEN039	Land on north side of junction of A550 / Rhos Road, Penyffordd	1.58	Housing	Grey	<p>The site has outline planning permission for 40 dwellings and an application for reserved matters is presently under consideration. The site will therefore be treated as a committed housing site as part of the Plan's housing supply.</p>	That the site is included in the settlement boundary and shown as a housing commitment.
Penyffordd / Penymynydd	PEN040	Land north of Wood Lane, Penyffordd	4.82	Housing	Amber	see PEN037	That the northern part of the site is included in the settlement boundary and shown as a housing commitment and the remainder is not included in the settlement boundary or allocated.

Penyffordd / Penymynydd	PEN041	Land rear of Millstone Park, Penyffordd	5.72	School	Amber	The proposed submission seeks the development of a new school. However, since the submission was made the Council is pursuing the development of a new school at Abbots Lane and there is no need for another school site. In any event this site is not considered to be suitable or appropriate.	That the site is not allocated for a new school.
Penyffordd / Penymynydd	PEN042	Land on eastern edge of Penyffordd	24.64	Protected		Site for Protection - This area comprises agricultural land which is located outside the settlement boundary in the UDP and therefore in open countryside in planning terms. This brings with it protection as a result of policies in the existing and emerging development plan as well as PPW. No further level of protection is considered necessary or appropriate.	That the site remains as white land outside the settlement boundary.
Penyffordd / Penymynydd	PEN043	Abbots Lane School, Penyffordd	1.81	Housing / Open Space	Amber	Planning permission has been granted for a new school. It is not appropriate for the site to be allocated for housing / open space in the LDP.	That the site remains as white land within settlement boundary.
Penyffordd / Penymynydd	PEN044	Penyffordd CP School, Chester Road, Penymynydd	1.15	Mixed Use	Amber	see PEN032	
Penyffordd / Penymynydd	PEN045-AS	East of Hawarden Road, Penyffordd	0.91	Housing	Red	The site does not comply with the Preferred Strategy as it is divorced from the settlement boundary by intervening open land and forms part of a swathe of open countryside between Station Way and Hawarden Rd. The only development context for the site is the linear residential caravan park along the curving line of the former railway trackbed. Development of the site would result in a rectangular block of development separate from and poorly related to the form and pattern of built development in this part of the settlement. Development would not result in a logical extension to the settlement but an outlier of freestanding development which would be harmful to the countryside and settlement.	That the site is not considered suitable as a housing allocation.
Penyffordd / Penymynydd	PEN046-AS	East of Wrexham Road Penyffordd	0.8	Housing	Amber	The bulk of development lies on the western side of Vounog Hillm with only sporadic development on the eastern side of the road. The proposal would result in a block of development, with an orientation away from the road, which would be unrelated to the existing form and pattern of built development. It would be harmful to open countryside and the settlement.	That the site is not considered suitable as an allocation.

Penyffordd / Penymynydd	PEN047-AS	Land between Vounog Hill and Min y Ddol (Blackbrook Farm), Wrexham Road, Penyffordd	1.6	Housing	Amber	The settlement of Penyffordd is quite distinct in its urban form, with almost all built development on the western side of Vounog Hill. The only major development on the eastern side is the development on the site of the former Meadowlea Hospital. Development of the intervening land would not take the form of infill development but would represent a further block of development which would relate poorly to the built form of the settlement. It would harm the open character and appearance of the site and adjoining land which slopes gently down northwards and affords extensive views. Impacts of development from the public right of way would be particularly harmful.	That the site is not suitable to be a housing allocation
Penyffordd / Penymynydd	PEN048-AS	Osborne House, Wrexham Road, Penyffordd	0.7	Housing	Green	The bulk of development lies on the western side of Vounog Hillm with only sporadic development on the eastern side of the road. The proposal would result in a block of development, with an orientation away from the road, which would be unrelated to the existing form and pattern of built development. It would be harmful to open countryside and the settlement.	That the site is not suitable for a housing allocation.
Penyffordd / Penymynydd	PEN049-AS	Land south of Chester Road	1	Housing	Amber	The proposal will result in a block of development which will extend southwards behind the well defined ribbon of development along the southern side of Chester Rd. The block of development would have open countryside to the west, south and east and would not relate well to the form and pattern of built development. The site would harm the character of open countryside and the settlement.	That the site is not considered suitable as an allocation.
Penyffordd / Penymynydd	PEN050-AS	East of Vounog Hill	3.4	Housing	Amber	The site has an 'offset' arrangement with the larger eastern part of the site extending into open cpuntryside. It is poorly related to existing built development as it would leave intervening open countryside. The site would result in a near free standing block of development which would appear illogical compared with the existing settlement boundary and would harm open countryside and the settlement.	That the site is not suitable as a housing allocation.
Penyffordd / Penymynydd	PEN051-AS	Land between Vounog Hill and Min y Ddol (Lower Mountain Road A), Penyffordd	1.6	Housing	Amber	see PEN047-AS	see PEN047-AS

Penyffordd / Penymynydd	PEN052-AS	Land between Vounog Hill and Min y Ddol (Lower Mountain Road B), Penyffordd	4.7	Housing	Amber	This part of the settlement is almost wholly on the western side of Vounog Hill. By contrast the site would result in an elongated block of residential development extending along the eastern side of Vounog Hill. This would harm the character and appearance of open countryside and fundamentally harm the character of the settlement and its pattern of development.	That the site is not suitable as a housing allocation
Penyffordd / Penymynydd	PEN053-AS	Terrace Lane (Lower Mountain Road C), Penyffordd	11	Housing	Red	The site does not comply with the Preferred Strategy as it is divorced from the settlement boundary. In this part of the settlement built development is almost wholly on the western side of Vounog Hill. Although the site proposer has submitted sites to the west of this site, on intervening land, the site on its own is divorced from the pattern of development. Development would be in the form of a large block of development which would be completely unrelated to the settlement and harm both the character of the settlement and open countryside.	That the site is not considered appropriate for a housing allocation.
Penyffordd / Penymynydd	PEN054-AS	Cross Farm, Penyffordd	16.7	Mixed Use	Amber	The site comprises two large blocks of land to the west of the A550 and to the north and south of Cross Farm and the A5118. It therefore breaches the well defined boundary formed by the bypass. Development would fundamentally alter the form and function of the settlement and radically alter its shape. Given the amount of residential development committed in the settlement there is no need for further housing development and the Employment Land Study found that there was no need for further employment allocations in the County. The Warren Hall Strategic Site is only a short distance from the site.	That the site is not considered suitable as an allocation.
Penyffordd / Penymynydd	PEN055-AS	Brooklyn Farm, Chester Road	0.59	Housing	Green	Development of the site would relate poorly to the form and pattern of built development. It would result in a block of residential development extending away from the existing ribbon of houses.	The site is not suitable as a housing allocation
Penyffordd / Penymynydd	PEN056-AS	Vounog Hill	4.4	Housing	Amber	The site is reasonably well located close to the village centre. However, it is large in size and has only a small frontage onto Vounog Hill. Rather than representing a logical extension to the settlement it extends along the former railway line into open countryside. Development of this relatively large site would result in a block of development which would relate poorly with the built form and pattern of development and harm the character of both open countryside and the settlement.	That the site is not suitable as a housing allocation.

Penyffordd / Penymynydd	PEN057-AS	Henffordd Farm, Old Hope Road	1.6	Housing	Red	<p>The site does not comply with the Preferred Strategy as it is separated from built development by the open space and ecological mitigation area forming part of the former White Lion development. Development of the site would therefore appear as an outlier block of development which would harm the edge of the settlement, particularly as it adjoins the A5104 approach to the settlement. The site is also somewhat divorced from the village in terms of accessing services and facilities.</p>	That the site is not suitable as a housing allocation
Pontblyddyn	PONT001	Land rear of 1 Alyn Terrace, Pontblyddyn	0.04	Housing	Red	<p>Small Site - The site does not comply with the Preferred Strategy as the settlement hierarchy places Pontblyddyn within the 5th tier as an 'undefined village' on account of its small size, form, character and role, and the lack of services and facilities. These settlements no longer have a settlement boundary and housing proposals will need to be in the form of small scale infill or minor rounding off, provided that they meet a local need for housing.</p> <p>The site lies to the rear of the listed terraced cottages. The settlement pattern in this part of Pontblyddyn is one of two rows of modest cottages, which are also listed buildings. To the rear of the cottages, beyond an access track are garden areas backing onto the R. Alyn. The site is considered to relate more closely to the wider open countryside along the river valley than to the built form and pattern of development. The inclusion of the site within the settlement boundary would result in built development to the rear of the row of cottages and disrupt the simple built form and pattern of the listed cottages. Development would harm the setting of the listed buildings and would also be in an area of known flood risk. A precedent would also be set for similar proposals to the rear of the other cottages.</p> <p>Highways officers advise that the southerly access from A541 is suitable for limited development but access rights over intervening land, which does not form part of the adopted highway network, would be the responsibility of the developer.</p>	That the site is not included in a settlement boundary

Pontblyddyn	PONT002	Land rear of 3 Alyn Cottages	0.04	Housing	Red	<p>Small Site - The site does not comply with the Preferred Strategy as the settlement hierarchy places Pontblyddyn within the 5th tier as an 'undefined village' on account of its small size, form, character and role, and the lack of services and facilities. These settlements no longer have a settlement boundary and housing proposals will need to be in the form of small scale infill or minor rounding off, provided that they meet a local need for housing.</p> <p>The site lies to the rear of the listed terraced cottages. The settlement pattern in this part of Pontblyddyn is one of two rows of modest cottages, which are also listed buildings. To the rear of the cottages, beyond an access track are garden areas backing onto the R. Alyn. The site is considered to relate more closely to the wider open countryside along the river valley than to the built form and pattern of development. The inclusion of the site within the settlement boundary would result in built development to the rear of the row of cottages and disrupt the simple built form and pattern of the listed cottages. Development would harm the setting of the listed buildings and would also be in an area of known flood risk. A precedent would also be set for similar proposals to the rear of the other cottages.</p> <p>Highways officers advise that the southerly access from A541 is suitable for limited development but access rights over intervening land, which does not form part of the adopted highway network, would be the responsibility of the developer.</p>	That the site is not included in a settlement boundary
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Rhes y Cae	RYC001	Land between Glasfryn and The Cottage, Rhes y Cae	0.12	Housing	Red	<p>Small Site - The site does not comply with the Preferred Strategy as Rhes y Cae is identified as a tier 5 undefined village on the basis of the settlement audit which identified its size, character, form, role or services and facilities. These settlements do not have a settlement boundary.</p> <p>The site forms part of a loose pattern of development which is distinct from that included within the UDP settlement boundary. Inclusion of the site within a settlement boundary would result in the inclusion of intervening land and be likely to result in pressure for development thereby harming the character and appearance of the settlement (this is evidenced by the two adjoining Candidate Site submissions). Given the rural location, and lack of facilities and services, Rhes y Cae is not seen as a sustainable location to accommodate any further development other than perhaps for local needs housing.</p> <p>Highways Officers consider the site is unsuitable as it is accessed from an unsurfaced, unadopted road that is considered unsuitable to serve any additional development.</p>	That the site is not included in a settlement boundary
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Rhes y Cae	RYC002	Land between Bodifor and Arosfa, Rhes y Cae	0.18	Housing	Red	<p>Small Site - The site does not comply with the Preferred Strategy as Rhes y Cae is identified as a tier 5 undefined village on the basis of the settlement audit which identified its size, character, form, role or services and facilities. These settlements do not have a settlement boundary.</p> <p>The site forms part of a loose pattern of development which is distinct in character from that included within the UDP settlement boundary. The site is bounded to the west by a dwelling Bodifor, but the site (as submitted) shows a narrow plot of land on its eastern side adjacent to Arosfa. A narrow unmade track runs along the southern edge of the site.</p> <p>Development proposals will need to be judged on their merits against either UDP policies or emerging detailed policies in the LDP. Inclusion of the site within a settlement boundary would put pressure on adjoining land and be likely to result in pressure for development thereby harming the character and appearance of the settlement (as evidenced by the four adjoining Candidate Site submissions). Given the rural location, and lack of facilities and services, Rhes y Cae is not seen as a sustainable location to accommodate any further development other than perhaps for local needs housing.</p> <p>Including the four Candidate Sites within a settlement boundary would result in the potential for a further block of development to the north of the present settlement boundary amounting to nearly 1ha and in theory some 30 dwellings.</p> <p>Highways Officers advise that the site is accessed from an unsurfaced, unadopted road that is considered unsuitable to serve any additional development</p>	That the site is not included in a settlement boundary
Rhes y Cae	RYC003	Shalom, Rhes y Cae	0.4	Housing	Red	<p>Small Site - The site does not comply with the Preferred Strategy as Rhes y Cae is identified as a tier 5 undefined village on the basis of the settlement audit which identified its size, character, form, role or services and facilities. These settlements do not have a settlement boundary. In Tier 5 settlements housing development will be limited to small scale and sensitive infill development or rounding off where local needs affordable housing only is provided. It lies within an area designated as having outstanding historic interest, although it does sit within existing built development. Proposals would need to be assessed against the Plans suite of policies.</p>	That the site is not allocated or included in a settlement boundary

Rhes y Cae	RYC004	Paddock adj Y Bwthyn, Rhes y Cae	0.26	Housing	Red	<p>Small Site - The site does not comply with the Preferred Strategy as Rhes y Cae is identified as a tier 5 Undefined Village on the basis of its small size, character, form, role or services and facilities. These settlements do not have a settlement boundary.</p> <p>The site forms part of a loose pattern of development which is distinct in character from that included within the UDP settlement boundary.</p> <p>The site is bounded to the west by Church Terrace and Beech Cottage and to the south by the Village Institute. To the east is Y Bwthyn and to the north is Glasfryn. The site has a small frontage onto an unmade track along its southern boundary. Development proposals will need to be judged on their merits against either UDP policies or emerging detailed policies in the LDP.</p> <p>Inclusion of the site within a settlement boundary would put pressure on adjoining land and be likely to result in pressure for development thereby harming the character and appearance of the settlement (as evidenced by the four Candidate Site submissions). Given the rural location, and lack of facilities and services, Rhes y Cae is not seen as a sustainable location to accommodate any further development other than perhaps for local needs housing. Including the four Candidate Sites within a settlement boundary would result in the potential for a further block of development to the north of the present settlement boundary amounting to nearly 1ha and in theory some 30 dwellings. Highways Officers advise that the site is accessed from an unsurfaced, unadopted road that is considered unsuitable to serve any additional development.</p>	That the site is not included in a settlement boundary
Rhes y Cae	RYC005	Land opposite and south of Trem Y Foel, Rhes Y Cae	0.8	Housing	Red	<p>Small Site - The site does not comply with the Preferred Strategy as Rhes y Cae is identified as a tier 5 undefined village on the basis of the settlement audit which identified its size, character, form, role or services and facilities. These settlements do not have a settlement boundary. In these settlements new housing development will be limited to small scale and sensitive infill development or rounding off where local needs affordable housing only is provided. The bulk of built development in the vicinity of the site lies to the north of the road which runs along the northern edge of the site. Development would result in a block of development running away from the existing form and pattern of built development. This would harm open countryside and the character of the settlement.</p>	That the site is not allocated or included in a settlement boundary.

Rhewl Mostyn	RHE001	Swn-y-Gwynt, Rhewl Mostyn, Holywell, Flintshire	5.4	Housing/Mixed Use	Red	The site does not comply with the Preferred Strategy as Rhewl Mostyn is identified in the settlement hierarchy as a tier 5 Undefined Village on account of its small size, character, role and level of facilities and services. These settlements do not have a settlement boundary. This irregular shaped site is primarily a greenfield site consisting of four large field parcels and includes two properties Glenside Cottage and Swn Y Gwynt. Rhewl Mostyn's settlement form is linear running along an east west axis. Development of this 5.4(ha) site with a potential yield of 162 dwellings would be significantly out of scale with the size of the village. In addition development of the site would relate poorly to the existing form and character of the settlement and result in an adverse impact upon the character and appearance of the open countryside.	That the site is not allocated or included in a settlement boundary.
Rhosesmor	RHO001	Land adj 3 River View, Berth Ddu, Rhosesmor	1.05	Mixed Use	Red	The site does not comply with the Preferred Strategy as the site lies in an isolated rural area with only sporadic development. Allocation of this site would therefore not conform to the Preferred Strategy. In addition to this, Highways have advised that it is unsuitable for development given its location and the site lies within the Halkyn Mountain and Holywell Common HLC.	That the site is not allocated or included within a settlement boundary
Rhydymwyn	RHYD001	Brookside Works, Denbigh Road, Hendre	3.82	Minerals and Waste	Amber	The site lies in the open countryside and has been worked as quarry. It contains restored ancient woodlands and part of the Ruby Brickworks which has historic and archaeological interest.	This site will be considered as part of a background paper on minerals and waste
Rhydymwyn	RHYD002	Brookside Works, Denbigh Road, Hendre	1.68	Housing	Red	The site does not comply with the Preferred Strategy as it site lies in the open countryside away from any defined settlement. It forms part of the wider historic Ruby Brickworks site and Hendre Quarry and wraps around several existing houses . Given its divorced location it would result in a block of development in open countryside which would not represent sustainable development. and is therefore not suitable to be allocated for housing.	That the site is not allocated or included in the settlement boundary
Rhydymwyn	RHYD003	Brookside Works, Denbigh Road, Hendre	3.56	Employment	Red	The site does not comply with the Preferred Strategy as it lies in the open countryside away from any defined settlement and contains several listed buildings and other buildings and archaeology associated with the Ruby Brickworks and Hendre Quarry. Although the site could accommodate some appropriate small scale employment within part of the site, it is not appropriate to allocate the site for development. Employment development proposals are more appropriately considered on their merits against national and local policies.	That the site is not allocated or included in a settlement boundary

Rhydymwyn	RHYD004	Brookside Works, Denbigh Road, Hendre	7.39	Employment	Red	The site does not comply with the Preferred Strategy as it lies in the open countryside away from any defined settlement and contains several listed buildings and other buildings and archaeology associated with the Ruby Brickworks and Hendre Quarry as well as restored ancient woodlands. Although the site could accommodate some appropriate small scale employment within part of the site, it is not appropriate to allocate the site for development. Employment development proposals are more appropriately considered on their merits against national and local policies.	That the site is not allocated or included in a settlement boundary
Rhydymwyn	RHYD005	Land east of A541, Rhydymwyn (Site 1 of 3)	0.48	Housing	Red	The site does not comply with the Preferred Strategy as Rhydymwyn is a Tier 4 settlement where new allocations will not be made and where housing development will only be permitted related to the scale, character and role of the settlement and which delivers local needs affordable housing. The site at 0.5 ha would provide approximately 15 dwellings and create a small block of development on the east side of the A541 which would relate poorly with the built form of the settlement which is wholly on the western side of the main road. In addition, Highways have advised that the site is not suitable for development.	That the site is not allocated or included in the settlement boundary
Rhydymwyn	RHYD006	Land east of garage, A541, Rhydymwyn (site 2 of 3)	4.95	Housing	Red	The site does not comply with the Preferred Strategy as Rhydymwyn is a Tier 4 settlement where new allocations will not be made and where new housing development will only be permitted related to the scale, character and role of the settlement and which delivers local needs affordable housing. The site at 4.95 ha would provide approximately 148 dwellings and create a large block of development on the east side of the A541 which would relate poorly with the built form of the settlement which is wholly on the western side of the main road. In addition, Highways have advised that the site has constraints that would limit the scale of development and the site lies within an area of flood risk.	That the site is not allocated or included in the settlement boundary

Rhydymwyn	RHYD007	Land east of A541, Rhydymwyn (site 3 of 3)	7.69	Housing	Red	The site does not comply with the Preferred Strategy as Rhydymwyn is a Tier 4 settlement where new housing allocations will not be made and where new housing development will only be permitted related to the scale, character and role of the settlement and which delivers local needs affordable housing. The site at 7.7 ha would provide approximately 230 dwellings and create a large block of development on the east side of the A541 which would relate poorly with the built form of the settlement which is wholly on the western side of the main road. In addition, Highways have advised that the site has constraints that would limit the scale of development and the site lies within an area of flood risk.	That the site is not allocated or included in the settlement boundary
Rhydymwyn	RHYD008	Site of former Ysgol y Ddol, Rhydymwyn	0.8	Housing	Red	The site does not comply with the Preferred Strategy as Rhydymwyn is a Tier 4 settlement where new allocations will not be made and where housing development will only be permitted related to the scale, character and role of the settlement and which delivers local needs affordable housing. The site at 0.8 ha would provide approximately 24 dwellings and although part of the site lies within the settlement boundary, to allocate the site would not be in accordance with the preferred strategy. Development proposals can be considered as a windfall site in the context of STR2.	That the site is not allocated or included in the settlement boundary
Rhydymwyn	RHYD009-AS	Former Railway Mold - Rhydymwyn	0	Recreation		Site for Protection - The submission seeks a recreational route between Mold and Rhydymwyn, initially for walking and later for cycling and horses. The proposed route is 3km long and follows a former railway trackbed linking Rhydymwyn Industrial Estate with the A541 at the noerth western edge of Mold. The submission points to the need for agreement of owners, particularly at the Rhydymwyn end and refers to a previous grant application being unsuccessful. Highways Strategy have supported the proposed link but at present there appears to be no agreed scheme or implemtnation in place. In order to safeguard land in the LDP, there must be certainty that a project or developent can be delivered within the Plan period, which doesn't appear to be the case here. It would be inappropriate for the proposal to be safeguarded in the Plan in the absence of an agreed scheme. The UDP criteria based policy is likely to be carried over into the LDP and this provides a more general basis for protecting such routes.	That the proposed route is not safeguarded in the Plan

Saltney	SAL001	Land at River Lane, Saltney	13.1	Employment	Green	<p>This site formed part of employment allocation EM1 (24) in the UDP however the site has had to be judged afresh as part of the formation of the LDP.</p> <p>Planning permission (ref.) 052787 was granted on 15.12.2014 for a variation of condition No. 2 attached to planning permission (ref.) 046794 to allow further 3 year period for submission of reserved matters. However this permission has now expired and consequently the site does not benefit from an extant planning permission for employment development or any other use and the proposal to included the site within the LDP for employment development must be assessed again as a new allocation.</p> <p>The significant tidal and fluvial flood risks to this site, indicates development is unsuitable and would not comply with the requirements of TAN 15 and Planning Policy Wales Edition 9 (2016) as it is a greenfield site. There is a significant amount of time elapsed since the allocation in Flintshire UDP and the flood risk evidence identified to the site should be sufficient for it not to be considered suitable for re-allocation within the LDP.</p>	The site should not be allocated for employment development and should be excluded from the Principal Employment Area, which will result in the site being in the open countryside.
Saltney	SAL002	Watersmeet	159.82	Mixed Use	Red	<p>The site is in the open countryside in a C1 Zone of flood risk. The area forms the south eastern end of an extensive green barrier between the River Dee and the Cheshire border. The land is a significant and important part of the green barrier and is best and most versatile agricultural land.</p> <p>Furthermore, because of its scale and location, the implications of developing it are of sub regional significance.</p> <p>The Plans Preferred Strategy seeks to direct growth to the most sustainable settlements in the top three tiers of the settlement hierarchy. The proposed site would in effect remove most if not all of the Plans housing allocations and focus development on the edge of industrial development at Chester. It would have a poor relationship with Saltney being separated by the River Dee. To develop such a large site would also take a long period of time to be started and delivered and would do little to assist the Plan in achieving s housing land supply in the early years of the Plan period. The site is clealry contrary to the Plans Strategy is not suitable to be allocated.</p>	The site is not suitable to be allocated for mixed use.

Saltney	SAL003	Saltney Ferry CP School	1.42	Settlement Boundary	Amber	The site is on the western edge of Saltney and comprises a school building, playground and associated land. The site adjoins but sits outside of the settlement boundary and is within a designated green barrier. Immediately to the south of the site the settlement boundary follows the rear boundaries of three residential properties on the western side of Saltney Ferry Road. The school site, to the north of this residential development, clearly contains built development, hardstanding, perimeter fencing etc but between the school building and the residential development to the south is a large grassed area. The school site, also extends significantly further into open countryside than does the residential development to the south. The inclusion of the site would result in an illogical settlement boundary which would relate poorly to the form and pattern of built development.	That the site is not considered appropriate for inclusion in the settlement boundary for Saltney.
Saltney	SAL004	"Watersmeet" - Land adjoining Chester West Employment Park and land to the south of the River Dee, on the eastern side of Saltney.	193.2	Mixed Use - mainly housing	Red	See SAL001. This candidate site is bigger than SAL001 as it includes land on south side of the R. Dee. However, the parcel of land between the R. Dee, Saltney Ferry Road and railway line, which was previously allocated in the UDP, is no longer to be allocated on account of it being a greenfield site and unable to meet the justification tests in TAN15. The site also includes land between the railway line, Saltney Ferry Road and the A5104 but this represents green barrier, C1 flood risk and best and most versatile agricultural land. The larger site is equally as unacceptable as the smaller site.	The site is not considered suitable for allocation.
Sandycroft	SAN001	Land between Station Road and B5129 Sandycroft	61.56	Employment	Purple	The Employment Land Review has indicated that there is sufficient employment land for the plan period without the need to release further land, such as this site.	The site is not suitable for allocation.
Sandycroft	SAN002	Land adj Prince William Avenue, Sandycroft	60.24	Employment	Purple	The Employment Land Review has indicated that there is sufficient employment land for the plan period without the need to release further land, such as this site.	The site is not suitable for allocation.
Sandycroft	SAN003	Sandycroft CP School	0.55	Settlement Boundary	Amber	The site is a school playing field and it has a strong physical and visual relationship to the adjacent school buildings. The inclusion of the site within the Sandycroft settlement boundary would result in a logical and defensible settlement boundary which follows the existing pattern of development.	Include the site within the settlement boundary for Sandycroft.

Sealand	SEA001	Land to east of Windmill Garden Centre, Sealand Road, Sealand	1.58	Housing	Red	The site does not comply with the Preferred Strategy as it is well divorced from nearby settlements and has poor pedestrian linkages to nearby facilities. The development of the site would result in a large block of development in the form of an 'outlier' which would be quite alien to the character and form of nearby development. Development of the site would also result in a significant encroachment of development into open countryside which would harm the function and openness of the green barrier. Furthermore, with 1300 dwellings permitted at the nearby Northern Gateway development, there is no need for additional housing development in this locality.	That the site is not allocated or included in a settlement boundary.
Sealand	SEA002	Land to north of The Owl Industrial Estate, and south of the A548 Sealand Road, Sealand.	4.96	Housing	Red	The site does not comply with the Preferred Strategy as it is well divorced from nearby settlements and has poor pedestrian linkages to nearby facilities. The development of the site would result in a large block of development in the form of an 'outlier' which would be quite alien to the character and form of nearby development. Development of the site would also result in a significant encroachment of development into open countryside which would harm the function and openness of the green barrier. Furthermore, with 1300 dwellings permitted at the nearby Northern Gateway development, there is no need for additional housing development in this locality.	That the site is not allocated or included in a settlement boundary.
Sealand	SEA003	Land east of Sandford Grange, Green Lane, Sealand	5.69	Mixed Use	Red	The site does not comply with the Preferred Strategy as it lies within an extensive swathe of open countryside to the south of a former railway line. A small hamlet / group of houses and a church lies to the south of the site. However, development of the site would be out of scale and character with this existing built development. It would also represent a significant encroachment of built development into a green barrier and undermine its function and openness. The development of the site would also result in the loss of grade 2 agricultural land. The site is remote from supporting services and facilities and is not a sustainable location despite having good bus services on the A548.	That the site is not allocated or included in a settlement boundary.

Sealand	SEA004	Land opposite 30-36 Manor Road, Sealand	0.94	Housing	Red	The site does not comply with the Preferred Strategy as it is well divorced from any nearby settlements. The narrow site would result in a ribbon of development extending into open countryside which would be poorly related to the ribbon development to the west. Such a form of development would represent a significant encroachment into open countryside and harm the objective and openness of a green barrier. Development would also result in the loss of grade 2 agricultural land. Given that the site is close to the Northern Gateway site which proposed 1300 new houses, there is no need for additional housing in this location.	That the site is not allocated or included in a settlement boundary.
Sealand	SEA005	Land east of Point Farm House, Ferry Lane, Sealand	1.64	Commercial	Red	The site does not comply with the Preferred Strategy as it is divorced from nearby development by woodland belts and forms part of the belt of open countryside alongside the urban edge of Chester. Ferry Lane is devoid of footways and street lighting and with its hedgerows is rural in character. The site is poorly defined on the ground and the bulk of the site is a former landfill site. The development of the site for a car dealership would sit awkwardly on the site and would harm the open character and purpose of a strategic green barrier, resulting in encroachment of built development.	That the site is not allocated or included in a settlement boundary.
Sealand	SEA007	Land west of 12 St Bartholomews Court, Sealand.	1.42	Housing	Red	The site does not comply with the Preferred Strategy as it is divorced from any identified settlement. The site lies within an extensive swathe of open countryside to the south of a former railway line. A small hamlet / group of houses and a church lies to the east of the site. However, development of the site would be out of scale and character with this existing built development. It would also represent a significant encroachment of built development into a green barrier and undermine its function and openness. The development of the site would also result in the loss of grade 2 agricultural land. The site is remote from supporting services and facilities and is not a sustainable location despite having good bus services on the A548.	That the site is not allocated or included in a settlement boundary.

Sealand	SEA008	The Owl Industrial Estate, Manor Road, Sealand	1.11	Housing & Employment	Red	The site does not comply with the Preferred Strategy as it is divorced from any identified settlement. The relates poorly to nearby residential development on manor Lane in that it protudes into and has agricultural land on three sides. The site is also divorced from any nearby defined settlements and is therefore not in a sustainable location for housing development. Development of the site would result in a block of built development extending into open countryside and this would represent a substantial encroachment into the green barrier. This would harm the objective and openness of the green barrier. Given that there are 1300 permitted houses nearby at Northern Gateway there is no need for additional housing development in this location.	That the site is not allocated or included in a settlement boundary.
Sealand	SEA009-AS	Land at Green Lane East	2.9	Housing	Red	The site is previously developed land and sits close to the A494(T) and existing and proposed employment land. The Northern Gateway strategic mixed use site provides for employment development, community facilities and 1300 houses, thereby representing sustainable development. By contrast the proposed site would result in free standing housing which would relate poorly to existing settlements, services and facilities. Residents would be car reliant for accessing most goods and services and would not represent sustainable development. The sites employment allocation will remain in the Plan.	That the site is not allocated for housing.
Shotton / Aston	SHO001	Land to rear of Old Barns, Killins Lane, Higher Shotton	2.35	Housing	Amber	Although the site abuts the settlement boundaries of Shotton & Aston and Connah's Quay the site is better related to the open countryside which stretches south towards Wepre Wood. The site forms part of a wider green barrier which prevents the further coalescence of the two settlements. Half of the site is within an area of flood risk and access cannot be gained to the site.	The site is not suitable for allocation.
Sychdyn	SYCH001	New Brighton Road, Sychdyn	7.13	Housing	Red	The site does not comply with the Council's Preferred Strategy as it is divorced from the settlement and development of the site would result in urban sprawl in an area of open countryside. Consequently the site has not been the subject of a detailed assessment.	The site is not suitable for a housing allocation.

Sychdyn	SYCH002	Playing Field, Wat's Dyke Way, Sychdyn	2.91	Housing	Amber	The football fields are well used, well maintained pitches with a tidy well kept wooden sports pavillion and small car park on generally flat land. They are a valuable community facility which relates better to the open countryside location than the densely built up area within the settlement boundary. Development of the site would also result in a significant encroachment of development into open countryside which would harm the function and openness of the green barrier. Wats Dyke is a very important archaeological feature which needs to be safeguarded .	The site is not suitable for allocation.
Sychdyn	SYCH003	The marshland, adj A5119, Sychdyn	2.46	Housing	Amber	The site is an important nature conservation area which should be safeguarded and is an integral part of the open countryside. Development of the site would also result in a significant encroachment of development into open countryside which would harm the function and openness of the green barrier.	The site is not suitable for allocation.
Sychdyn	SYCH004	Land adj to Fairfield Bungalow, Vownog, Sychdyn	1.99	Green Space		Site for Protection - The site now has planning permission for housing development and it cannot be designated as a green space. It will be treated as a housing commitment in the LDP. It would also be appropriate for the site to be included in the settlement boundary to reflect the planning permission.	That the site be treated as a housing commitment and remain within the settlement boundary.
Sychdyn	SYCH005	The Marshland, adj A5119, Sychdyn	2.46	Housing	Amber	The site is an important nature conservation area which should be safeguarded and is an integral part of the open countryside. Development of the site would also result in a significant encroachment of development into open countryside which would harm the function and openness of the green barrier.	The site is not suitable for allocation.
Sychdyn	SYCH006	Land adj Fairfield Bungalow, Vownog, Sychdyn	1.99	Green Space		Site for Protection. The site has planning permission for housing and is under construction and cannot therefore be designated as a green space. The site will be treated as a housing commitment and included within the settlement boundary.	That the site be treated as a housing commitment and remain within the settlement boundary.
Sychdyn	SYCH007	Land adj Top Y Bryn, Sychdyn	2.26	Housing	Amber	The site is in a prominent location and is an integral part of the open countryside. Development of the site would also result in a significant encroachment of development into open countryside which would harm the function and openness of the green barrier.	The site is not suitable for a housing allocation.
Sychdyn	SYCH008	Coronation Playing Field, Vownog, Sychdyn	0.38	Green Space		Site for Protection - The site comprises a grassed amenity area as well as a large and popular play area. As well as its recreation function it also provides a visual amenity to local residents, particularly as it is located opposite the school. The site is considered to meet the criteria for designation as a green space in the UDP and it is considered appropriate for this to be carried over into the LDP.	That the site remains designated as a green space

Sychdyn	SYCH009	Ysgol Sychdyn, Vownog, Sychdyn	0.91	Education / Green Space		Sites for Protection - The site comprises the school buildings and hardstandings / car parking areas and the all weather sports facility which is bounded by security fencing. Although there are pockets of greenery to the rear of the school and landscaping along the frontage the school grounds are largely urban in appearance. In this context it is not considered that they warrant designation as a green space. Schools would be classed as a community facility which are offered protection by virtue of criteria based policies, in line with national guidance. The future of a school, in education terms, is not a matter for the local planning authority and it would be therefore inappropriate to seek to safeguard all schools on the Plan's proposals maps.	That the site remain as white land within the settlement boundary
Sychdyn	SYCH010	Playing Field, Wats Dyke Way, Sychdyn	2.97	Open Space		Site for Protection - The site comprises playing fields, changing rooms and car parking facilities which are located in planning terms in open countryside which is also designated as a green barrier. This brings with it protection as a result of policies in the existing and emerging development plan as well as PPW in terms of protecting recreation land, open countryside and green barriers. It is not necessary or appropriate for a further designation to be added to the site. The justification for the retention of this green barrier is set out in the green barrier review. The suggested development of the site for housing will be commented on in SYCH002.	That the site is not designated as recreation.
Sychdyn	SYCH011	Sychdyn Village Hall, A5119	0.14	Community Facility		Small Site - The approach taken in the UDP is to protect community facilities through a criteria based policy (CF1) whereby proposals resulting in the loss of facilities would need to meet certain criteria. This is considered preferable to attempting to identify and designate every community facility in the County, on the proposals maps, which is resource intensive, prone to error and can become dated quickly. It is therefore not considered appropriate or necessary for the village hall to be safeguarded on the proposals maps. Furthermore, it would still not guarantee the retention of the village hall as the map designation would still need to be backed up by a criteria based policy.	That the site remains as white land within the settlement boundary

Sychdyn	SYCH012	Bowling Club, Vownog, Sychdyn	0.16	Leisure		<p>Small Site - The UDP does not identify all play areas or recreation facilities on the proposals map as there is a criteria based policy (SR4) which seeks to protect open space and play areas, subject to satisfying certain criteria. In some instances, a play area or recreation facility can be designated as a green space and protected by a separate policy (L3) in the UDP.</p> <p>In this context, the bowling green is in a prominent roadside position adjacent to the school and in close proximity to the large play area on the northern side of Vownog. The bowling green is set behind decorative stone gates and associated soft landscaping scheme. Given that it lies at the heart of a built up area and is part of the 'hub' of the settlement and has clear links with the school and play area, it is considered that the site meets the criteria for being designated as a green space. The sites role as a recreation facility therefore is more appropriately protected by virtue of a criteria based policy, but it is also considered to warrant designation as a green space given its character and appearance and its function in the local area.</p>	That the site is designated as a green space
Sychdyn	SYCH013	Land bounded by A5119, Altami Road and Ffordd Celyn, Sychdyn	4.17	Leisure		<p>Site for Protection - The site comprises a block of woodland which is located outside of the settlement boundary and therefore afforded protection from development. The woodland is a landscape feature and is likely to be of some ecological importance and this adds further protection to the site in the light of existing and emerging development plan policies and PPW. Any plans for further leisure or recreational use can be pursued outside the development plan process. It is not appropriate or necessary for any protection or designations to be attached to the site on the proposals maps</p>	That the site is not designated as requested but that it remains as white land outside the settlement boundary.
Sychdyn	SYCH014	Bryn Hyfryd, Sychdyn	0.09	Green Space		<p>Small Site - The site is designated as a green space in the UDP and afforded protection by virtue of policy L3. The site is located within a built up residential area and provides a landscaped area of both amenity and recreational value. The site is considered to satisfy the requirements for the green space designation to be retained.</p>	That the site is retained as a green space

Sychdyn	SYCH015	Wats Dyke, Sychdyn	9.44	Built Heritage		<p>Site for Protection - The submission seeks to protect the line of Wats Dyke as 'built heritage' from a point at the rear of the Beaufort Park Hotel to a point on the minor road to the west of Northop Horticultural College.</p> <p>The UDP identified the presence of Scheduled Ancient Monuments on the proposals map with a symbol. In the case of Wats Dyke, only parts of the line of the Dyke are statutorily protected in the form of a SAM. Some sections of the Dyke have been lost whilst other sections are recognised as being of archaeological importance. Given the huge number of areas of archaeological importance over the County it would not be practicable to designate all of these on the proposals maps as the maps would be cluttered, and would become quickly dated, and create a precedent for other similar constraints to be added as well. Information relating to areas of archaeological importance is held by CPAT and it is not the role of the LDP proposals maps to become a constraints map. Instead, SAMs will be shown on an LDP constraints map.</p>	That only the sections of Wats Dyke identified as Scheduled Ancient Monuments are designated on the LDP constraints map.
Sychdyn	SYCH016	Former Sewage Works, Wats Dyke Way, Sychdyn	2.12	Housing	Grey	Planning permission for 43 Dwellings was granted on 16th August 2017 Ref No 054548	That the site be treated as a housing commitment and remain within the settlement boundary for Sychdyn.
Sychdyn	SYCH017	Land south Trem y Foel, Sychdyn	0.62	Open Space		Site for Protection - The site is recorded as being informal open space in the Council's Open Space Survey. It is located outside the settlement and in open countryside and is also within a green barrier. On account of its recreational value and open countryside / green barrier location it is protected from development by policies in the existing and emerging development plan and guidance in PPW. It is not appropriate or necessary for open space outside settlement boundaries to be specifically designated as such. Justification for the retention of this green barrier is set out in the green barrier review.	That the site is not designated as requested but remains outside the settlement boundary and designated as green barrier
Sychdyn	SYCH018	Land along north eastern edge of Sychdyn	9.71	Green Barrier		Site for Protection - The site is presently outside the settlement boundary of Sychdyn. The site is not considered appropriate for inclusion within the green barrier between Sychdyn and New Brighton as set out in the green barrier review. Proposals seeking development of the site for housing will be commented on in SYCH016, 021 and 022.	That the green barrier is not extended to include the land.

Sychdyn	SYCH019	Land to north and west of Cae Trol, Northop Road, Sychdyn	1.95	Housing	Red	The site does not comply with the Preferred Strategy as it is divorced from the settlement boundary of Sychdyn in the open countryside. Development of the site would result in urban sprawl in an area of open countryside. Consequently the site has not been the subject of a detailed assessment.	The site is not suitable as an allocation
Sychdyn	SYCH020	Land north east of Cae Trol, Northop Road, Sychdyn	0.15	Housing	Red	<p>Small Site - The site does not comply with the Preferred Strategy as it is divorced from the settlement. The site is adjacent to a large detached dwelling on the north western edge of the village. With the exception of a small ribbon of properties opposite the Cross Keys, the built form of Sychdyn lies wholly to the east of Black Brook. The site forms an integral part of open countryside and its inclusion within the settlement boundary would warrant the inclusion of intervening land and would result in further built development. Development of the site would result in an outlier of built development which is unrelated to the form and pattern of the settlement and be harmful to the character and appearance of open countryside.</p> <p>Highways Officers advise that the site is unsuitable as there is inadequate visibility at the junction of the track giving access to the site and Northop Road.</p>	That the site is not included in the settlement boundary.
Sychdyn	SYCH021	Land to east of Vownog Cottage, Sychdyn	1.55	Housing	Amber	The site lies to the north of Sychdyn and is bounded on two sides by Vounog Newydd which is a very narrow lane leading out of the village since access onto this lane is too restrictive the only way to access the site is through the allocated site. The design of the Ffordd Eldon allocated site does not allow for an access road through to serve the development of the whole site. On this basis the site is not considered to be a suitable allocation.	That the site is not considered suitable as a possible allocation.
Sychdyn	SYCH022	Land north east The Vownog Cottage, Sychdyn	3.12	Housing	Amber	The site is two large fields which are generally flat with a slight slope up towards the north. Highway access onto Vounog newydd is considered unsuitable and access through the allocated site (currently under construction) does not appear practicable. The site is not within the green barrier and relates well to the settlement form of the village. However, in the light of concerns about accessing the site it is not considered suitable as an allocation.	The site is not considered suitable as a possible allocation.

Sychdyn	SYCH023	Land at Tyddyn Uchaf, Blackbrook, Sychdyn (site 1 of 3)	17.55	Housing	Amber	Development of the site would appear as a large block of land which would virtually physically join Mold and Sychdyn, the southern extent of the site reaches Ty'n Llwyn, Raikes Lane close to the northern extent of Mold settlement boundary, thereby affecting the open character of the green barrier. The green barrier in this location is to prevent the coalescence of settlements and to protect the open countryside from development. The site does not relate well to Sychdyn or Mold and would operate in effect as a large outlier of development. The development of the site would result in significant harm to the character and appearance of the open countryside.	The site is not suitable for a housing allocation.
Sychdyn	SYCH024	Land west of junction of Raikes Lane and Blackbrook, Sychdyn (site 2 of 3)	1.51	Housing	Amber	The site sits on the edge of the village but it is better related to the surrounding countryside and forms an important part of the green barrier. Development of the site would result in harm to the character and appearance of the open countryside and would affect the open character of the green barrier.	The site is not suitable for a housing allocation.
Sychdyn	SYCH025	Land west of T'yn Llwyn, Raikes Lane, Sychdyn (site 3 of 3)	2.71	Housing	Red	The site does not comply with the Council's Preferred Strategy as it is divorced from the settlement and development of the site would result in urban sprawl in an area of open countryside. Consequently the site has not been the subject of a detailed assessment.	The site is not suitable as a housing allocation.
Sychdyn	SYCH026-AS	Land at Sychdyn	2.7	Housing	Amber	See response to SYCH024	The site is not suitable for a housing allocation.
Sychdyn	SYCH027-AS	South of the Playing Field	4.1	Housing	Red	The site does not comply with the Preferred Strategy as it is divorced from the settlement. Development of the site would also result in a significant encroachment of development into open countryside which would harm the function and openness of the green barrier. Wats Dyke is a very important archaeological feature which needs to be safeguarded. The site does not comply with the Council's Preferred Strategy as it is divorced from the settlement and development of the site would result in urban sprawl in an area of open countryside. Consequently the site has not been the subject of a detailed assessment.	The site is not suitable as a housing allocation.

Tre Mostyn	TMN001	Land east of Edwards Road, Tre Mostyn	0.23	Housing	Red	<p>Small Site - The site does not comply with the Preferred Strategy as Tre-Mostyn is not an identified settlement on account of its small size, fragmented form and lack of facilities and services. The site lies on the edge of a small hamlet some 1.2km to the west of Rhewl Mostyn. Tre Mostyn in effect therefore represents only a 'group of houses' within open countryside. The site is also part of a large open field, affording open views of wider countryside and relates poorly to the form and pattern of built development in the hamlet. Planning permission exists for 73 dwellings at nearby Mostyn (Maes Pennant) A site elsewhere in Tre-Mostyn was considered by the UDP Inspector who commented "In general terms I would comment that although there are adjoining houses in Lloyd's Crescent, Tre Mostyn is not a recognised settlement within the UDP. It is no more than a loose assortment of 20 or so houses with no facilities. It is not a sustainable location where development is encouraged. Therefore to allocate land for housing development would be contrary to both PPW and the plan's underlying sustainable objectives".</p> <p>The submission mentions the potential provision of affordable housing relating to the Estate and the local communities needs. If such a scheme were to be considered (either on this or other possible sites) then it would be more appropriate to bring this forward as a one off scheme against the present policy framework, wherein the 'local need' could be scrutinised properly by Housing Officers.</p>	That the site is not included in a settlement boundary.
Trelawnyd	TLD001	Land opposite Ery Wen, London Road, Trelawnyd	0.72	Housing	Red	<p>The site does not comply with the Preferred Strategy as Trelawnyd is a 4th tier Defined Village where new allocations will not be made and where new housing development will only be permitted related to the scale, character and role of the settlement and which delivers localneeds affordable housing. The settlement is located in close proximity to the Clwydian Area of Outstanding Natural Beauty which stretches around much of the village. The settlement is focused around its historic core which is designated as a Conservation Area. Although the site abuts the existing settlement boundary the site is an intrinsic part of the open countryside which lies within the Clwydian Range AONB and forms part of the attractive setting of Trelawnyd. Inclusion in the settlement boundary would result in development which would harm the character and appearance of the site and locality.</p>	That the site is not allocated or included in the settlement boundary.

Trelawnyd	TLD002	Land south of Faenol Fach, Rhodfa Arthur, Trelawnyd	0.54	Housing	Red	The site does not comply with the Preferred Strategy as Trelawnyd is a 4th tier Defined Village where new allocations will not be made and where new housing development will only be permitted related to the scale, character and role of the settlement and which delivers local needs affordable housing. Trelawnyd is a defined village located in the rural north west of the County. The settlement is located in close proximity to the Clwydian Area of Outstanding Natural Beauty which stretches around much of the village. The settlement is focused around its historic core which is designated as a Conservation Area. Although the site abuts the existing settlement boundary the site is an intrinsic part of the conservation area, open countryside and forms part of the attractive setting of Trelawnyd. Inclusion in the settlement boundary would result in development which would harm the character and appearance of the site and locality.	That the site is not allocated or included in the settlement boundary.
Trelawnyd	TLD003	Land east of Parc Offa, London Road, Trelawnyd	2.31	Housing	Red	The site does not comply with the Preferred Strategy as Trelawnyd is a 4th tier Defined Village where new allocations will not be made and where new housing development will only be permitted related to the scale, character and role of the settlement and which delivers local needs affordable housing. Trelawnyd is a defined village located in the rural north west of the County. The settlement is located in close proximity to the Clwydian Area of Outstanding Natural Beauty which stretches around much of the village. The settlement is focused around its historic core which is designated as a Conservation Area. Although the site abuts the existing settlement boundary the site is an intrinsic part of the open countryside and forms part of the attractive setting of Trelawnyd. The inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable in this defined village and harmful to the setting of the Trelawnyd Conservation Area. Inclusion in the settlement boundary would result in development which would harm the character and appearance of the site and locality.	That the site is not allocated or included in the settlement boundary.

Trelawnyd	TLD004	Land east of Parc Offa, London Road, Trelawnyd	1.37	Housing	Red	The site does not comply with the Preferred Strategy as Trelawnyd is a 4th tier Defined Village where new allocations will not be made and where new housing development will only be permitted related to the scale, character and role of the settlement and which delivers local needs affordable housing Trelawnyd is a defined village located in the rural north west of the County. The settlement is located in close proximity to the Clwydian Area of Outstanding Natural Beauty which stretches around much of the village. The settlement is focused around its historic core which is designated as a Conservation Area. Although the site abuts the existing settlement boundary the site is an intrinsic part of the open countryside and forms part of the attractive setting of Trelawnyd. The inclusion of this site within the settlement would result in an illogically drawn settlement boundary, which would be harmful to the setting of the Trelawnyd Conservation Area. Inclusion in the settlement boundary would result in development which would harm the character and appearance of the site and locality.	That the site is not allocated or included in the settlement boundary.
Trelawnyd	TLD005	Land at Ochr y Gop, Trelawnyd	6.93	Housing	Red	The site does not comply with the Preferred Strategy as Trelawnyd is a 4th tier Defined Village where new allocations will not be made and where new housing development will only be permitted related to the scale, character and role of the settlement and which delivers local needs affordable housing Trelawnyd is a defined village located in the rural north west of the County. The settlement is located in close proximity to the Clwydian Area of Outstanding Natural Beauty which stretches around much of the village. The settlement is focused around its historic core which is designated as a Conservation Area. Although the site abuts the existing settlement boundary the site is an intrinsic part of the open countryside and forms part of the attractive setting of Trelawnyd. The inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable in this defined village and harmful to the setting of the Trelawnyd Conservation Area. Inclusion in the settlement boundary would result in development which would harm the character and appearance of the site and locality.	That the site is not allocated or included in the settlement boundary.
Trelawnyd	TLD006	Trelawnyd VP School	0.46	Settlement Boundary	Amber	The site is a school playing field and it has a strong physical and visual relationship to the adjacent school buildings. The inclusion of the site within the Trelawnyd settlement boundary would result in a logical and defensible settlement boundary which follows the existing pattern of development.	That the settlement boundary is changed to include this site.

Trelawnyd	TLD007-AS	South of London Road	0.9	Housing	Red	<p>The site does not comply with the Preferred Strategy as Trelawnyd is a 4th tier Defined Village where new allocations will not be made and where new housing development will only be permitted related to the scale, character and role of the settlement and which delivers local needs affordable housing.</p> <p>Trelawnyd is a defined village located in the rural north west of the County. The settlement is located in close proximity to the Clwydian Area of Outstanding Natural Beauty which stretches around much of the village. The settlement is focused around its historic core which is designated as a Conservation Area and the site forms part of the setting of the conservation area.</p> <p>Although the site abuts the existing settlement boundary the site is an intrinsic part of the open countryside and forms part of the attractive setting of Trelawnyd. Inclusion in the settlement boundary would result in development which would harm the character and appearance of the site and locality.</p>	That the site is not allocated or included in the settlement boundary.
Trelogan / Berthengam	TRE001	Land rear of Cherry Tree Cottage	0.32	Housing	Red	<p>The site does not comply with the Preferred Strategy as Trelogan is a 4th tier Defined Village where new allocations will not be made and where new housing development will only be permitted related to the scale, character and role of the settlement and which delivers local needs affordable housing.</p> <p>The site was put forward as an omission site in the UDP where the Inspector commented 'In character it relates better to the countryside surrounding the settlement'. That view remains valid and furthermore it is also unclear whether a suitable vehicular access could be provided. In this context it would be inappropriate to allocate the site or include it within the settlement boundary.</p>	That the site is not allocated or included in the settlement boundary.

Trelogan / Berthengam	TRE002	Cartref, Trelogan	0.15	Housing	Red	<p>The site does not comply with the Preferred Strategy as Trelogan is a 4th tier Defined Village where new allocations will not be made and where new housing development will only be permitted related to the scale, character and role of the settlement and which delivers local needs affordable housing. Trelogan and Berthengam is a defined village located in the rural north west of the County. The candidate site lies at the eastern end of a loosely contrived ribbon of development behind Cartref. Due to the appearance, setting and assorted nature of properties, this locality has a distinct rural character and the properties to the south of the road are appropriately excluded from the settlement boundary.</p> <p>The site was put forward as an omission site in the UDP where the Inspector stated 'In this case the defined limits of Trelogan and Berthengam along the Tre Mostyn road encompass only the more tightly knit development to the west of and finish at Ty Carreg Serth. To the east of this the properties are more sporadic. The objection site lies at the eastern end of this loose ribbon of development behind Cartref 2001. Because of the appearance, setting and assorted nature of properties, this locality has a distinct rural character which countryside policies will safeguard. To my mind it and the properties to the south of the road are appropriately excluded from the settlement boundary'. The Inspector also stated 'If the objection site and all the land between it and the defined village were to be included within an extended boundary, there would be likely to be pressure to consolidate the loose assortment of properties including a substantial site not currently in residential use. Alternatively identification of a separate and detached settlement boundary encompassing properties in this area would be inconsistent with the Council's definition of settlements elsewhere. Either way it would be contrary to the objectives of PPW (9.3 MIPPS 01/2006) which seeks to avoid creating ribbon and a fragmented pattern of development'.</p>	That the site is not included in the settlement boundary.
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Trelogan / Berthengam	TRE003	Land rear of Berth Log, Trelogan	0.53	Housing	Red	The site does not comply with the Preferred Strategy as Trelogan is a 4th tier Defined Village where new allocations will not be made and where new housing development will only be permitted related to the scale, character and role of the settlement and which delivers local needs affordable housing. Trelogan and Berthengam is a defined village located in the rural north west of the County. The candidate site lies on the western side of the settlement and is better related in character to the open countryside surrounding the settlement. To include the candidate site within the settlement would result in an illogical settlement boundary and represent an intrusion into the open countryside.	That the site is not allocated or included in the settlement boundary.
Trelogan / Berthengam	TRE004	Land west of Maes y Bryn, Trelogan	1.59	Housing	Red	The site does not comply with the Preferred Strategy as Trelogan is a 4th tier Defined Village where new allocations will not be made and where new housing development will only be permitted related to the scale, character and role of the settlement and which delivers local needs affordable housing. Trelogan and Berthengam is a defined village located in the rural north west of the County. The candidate site lies on the south western side of the settlement and is better related in character to the open countryside surrounding the settlement. To include the candidate site within the settlement would result in an illogical settlement boundary and represent an intrusion into the open countryside. The site would have a poor relationship to the existing settlement pattern and form. The site sia also considered to facilitate a scale of development which would be out of proportion with the scale character and location of the settlement.	That the site is not allocated or included in the settlement boundary.
Trelogan / Berthengam	TRE005	Land rear of Hill Cottage, Trelogan	0.52	Housing	Red	The site does not comply with the Preferred Strategy as Trelogan is a 4th tier Defined Village where new allocations will not be made and where new housing development will only be permitted related to the scale, character and role of the settlement and which delivers local needs affordable housing. Trelogan and Berthengam is a defined village located in the rural north west of the County. The candidate site lies on the western side of the settlement and is better related in character to the open countryside surrounding the settlement. To include the candidate site within the settlement would result in an illogical settlement boundary and represent an intrusion into the open countryside.	That the site is not allocated or included in the settlement boundary.

Trelogan / Berthengam	TRE006	Pwll Mawr, Trelogan	0.32	Housing	Red	<p>The site does not comply with the Preferred Strategy as Trelogan is a 4th tier Defined Village where new allocations will not be made and where new housing development will only be permitted related to the scale, character and role of the settlement and which delivers local needs affordable housing. Trelogan and Berthengam is a defined village located in the rural north west of the County. The candidate site is located within a sporadic scattering of houses on large plots, which because of the open land surrounding and between them is more rural in appearance than the defined area in the settlement boundary, to the west. The candidate site relates better to the rural than the built up area and by its nature it is appropriately located outside the settlement boundary for Trelogan and Berthengam.</p> <p>The site was put forward as an omission site as part of the UDP and the Inspector commented 'Because of the space around the site, it is seen as sporadic development in the countryside and relates better to the rural area than the built up area'. This view remains valid and furthermore there are Highways concerns that the inadequate width of the road and poor junction visibility makes the site unsuitable to be allocated.</p>	That the site is not allocated or included in the settlement boundary.
Trelogan / Berthengam	TRE007	Land south of Bryn Hadydd, Trelogan	0.79	Housing	Red	<p>The site does not comply with the Preferred Strategy as Trelogan is a 4th tier Defined Village where new allocations will not be made and where new housing development will only be permitted related to the scale, character and role of the settlement and which delivers local needs affordable housing. Trelogan and Berthengam is a defined village located in the rural north west of the County. The existing pattern of development in the vicinity of the site is ribbon development along the village roads. The exception to this rule is Bryn Hadydd which sits to the east and behind the ribbon development. Bryn Hadydd is open in nature, better related to the countryside and forming an intrinsic part of the rural area surrounding Trelogan and Berthengam. The candidate site is unrelated to the ribbon development and appears to be drawn to associate with the site boundaries of Bryn Hadydd. The candidate site is also open in nature and its character relates better to the countryside surrounding the settlement. The site has no boundaries to the east and its inclusion would result in the drawing of an arbitrary settlement boundary which would not be defensible. Therefore the candidate site is appropriately located outside the settlement boundary for Trelogan and Berthengam.</p>	That the site is not allocated or included in the settlement boundary.

Trelogan / Berthengam	TRE008	Ysgol Gynradd CP School, Trelogan	0.73	Settlement Boundary	Amber	The site is a school playing field and it has a strong physical and visual relationship to the adjacent school buildings and existing residential development. The inclusion of the site within the Trelogan and Berthengam settlement boundary would result in a logical and defensible settlement boundary which follows the existing pattern of development.	That the site is included in the settlement boundary.
Trelogan / Berthengam	TRE009	Land east Crib y Gwynt, Trelogan	0.52	Housing	Red	The site does not comply with the Preferred Strategy as Trelogan is a 4th tier Defined Village where new allocations will not be made and where new housing development will only be permitted related to the scale, character and role of the settlement and which delivers local needs affordable housing. Trelogan and Berthengam is a defined village located in the rural north west of the County. The candidate site is located on the eastern edge of the settlement and forms an intrinsic part of the rural area surrounding the village and by its nature it is appropriately located outside the settlement boundary for Trelogan and Berthengam.	That the site is not allocated or included in the settlement boundary.
Treuddyn	TREU001	Adj Bryn Tirion, Fordd-y-Rhos, Treuddyn	1.79	Housing	Green	The site sits between a short ribbon of development and a detached dwelling. However, the site is separated from the ribbon by a narrow tarmac lane. The site also has no rear boundary and cuts across a larger field. The development of the site would result in a larger ribbon / block of land which would relate poorly to the built form and pattern of development in Treuddyn. Development would result in harm to the locality.	That the site is not suitable for consideration as an allocation.
Treuddyn	TREU002	Land east of Pen Llan, Ffordd y Bont, Treuddyn	1.35	Housing	Amber	The site is rather divorced from the settlement, being a working farm at the end of a small ribbon of development. It is also adjacent to a conservation area which includes the St Marys Church and churchyard and the ribbon of development. Built development of the site would extend housing awkwardly into open countryside and would harm the character and setting of both the village and conservation area.	That the site is not suitable for consideration as an allocation.
Treuddyn	TREU003	Land adj Treuddyn Vicarage, Fford y Llan, Treuddyn	3.76	Housing	Amber	The development of the site would necessitate the loss of woodland on the western part of the site and also the loss of the open setting to The Vicarage. The provision of a vehicular access would require the removal of part of the stone wall which would harm the character and appearance of an important feature. Development would fundamentally harm the character and appearance of the locality.	That the site is not suitable for consideration as an allocation.

Treuddyn	TREU004	Ffordd Carreg-Y-Llech, Treuddyn	0.51	Housing	Amber	<p>The submission is in effect a series of small sites.</p> <ul style="list-style-type: none"> i) the northern extreme of the site is an existing dwelling Bryn Celyn, which is within the settlement boundary ii) adjoining the south eastern edge of Bryn Celyn is a small parcel of land which planning consent for a dwelling and which is within the settlement boundary iii) adjoining the planning permission is a small parcel of land extending up to the edge of a small ribbon of residential development. The land is already within the settlement boundary. iv) on the south side of the minor road is a small parcel of land between the farm and the edge of a small ribbon of development. The land is already within the settlement boundary. <p>It would be inappropriate to allocate two small parcels of land either side of a minor road. Both parcels of land are within the settlement boundary and development proposals can be considered as small / windfall sites.</p>	That the site remains as white land within the settlement boundary.
Treuddyn	TREU005	Land between Queen Street and A5104, Treuddyn	8.72	Housing	Amber	Although the settlement has some facilities and services and some bus services, it is relatively remote from employment and is not considered to be a sustainable location for the level of development proposed. The site provides an open landscape setting to built development and this is part of the character of the settlement. Development on the scale proposed would be out of proportion with the settlement and be harmful to its character and appearance.	That the site is not suitable for consideration as an allocation.
Treuddyn	TREU006	Ysgol Terrig & Pac y Llan, Treuddyn	1.27	Settlement Boundary	Amber	The school playing fields have built development on three sides with housing to the west and north and the school buildings to the east. Despite this built development context, the playing fields have a sense of openness and when viewed from Brynn yr ysgol form an integral part of the wider open countryside. It would be inappropriate to include the site within the settlement boundary.	That the site is not included within the settlement boundary.

Whitford	WHI001	Land east of Ty Nant Barn, Whitford Road, Whitford	0.4	Housing	Red	<p>The site does not comply with the Preferred Strategy as it is divorced from the settlement. Furthermore, Whitford is a tier 4 Defined Village where new housing allocations will not be made and where new housing development will need to be related to scale, character and role of the settlement, and which delivers local needs affordable housing. The site is set within attractive but isolated rural surroundings. The built form of the village is focused and defined with the southern half of the village, around the Church, predominately designated as a Conservation Area. The candidate site is distant from the main settlement form as defined by the settlement boundary and separated by a wooded area. To include the site within the settlement would result in an illogically drawn settlement boundary which would affect the setting of the Whitford Conservation Area.</p>	<p>That the site is not allocated or included in the settlement boundary.</p>
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Whitford	WHI002	Pistyll Wood, Fachallt Road, Whitford	0.97	Housing	Red	<p>The site does not comply with the Preferred Strategy as it is divorced from the settlement. Furthermore, Whitford is a tier 4 Defined Village where new housing allocations will not be made and where new housing development will need to be related to scale, character and role of the settlement, and which delivers local needs affordable housing.</p> <p>Whitford is a defined village located in the rural north west of the County and set within attractive but isolated rural surroundings. The built form of the village is focused and defined with the southern half of the village, around the Church, predominately designated as a Conservation Area. The site is to the south of the Fachallt Road leading westwards out of the village. It is rectangular and wooded in nature and appears an intrinsic part of the countryside. The site is currently protected by a Tree Preservation Order and is a local wildlife site. The inclusion of the site within the settlement boundary would result in ribbon and/or a fragmented pattern of development whereas the settlement pattern in Whitford is nucleated. Therefore to include the site within the settlement would result in an illogically drawn settlement boundary which would affect the setting of the Whitford Conservation Area.</p> <p>The site was put forward as an omission site as part of the UDP. The Inspector commented 'Site C is a rectangular site to the south of Fachallt Rd leading westwards out of the village. It is wooded in nature and appears as an intrinsic part of the countryside. PPW ... says that the expansion of villages should avoid creating ribbon and/or a fragmented pattern of development'. This view remains valid and the site is not considered suitable to be allocated or included in the settlement boundary.</p>	<p>That the site is not allocated or included in the settlement boundary.</p>
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Whitford	WHI003	Tros y Fron Cottage, Fachallt Road, Whitford	0.11	Housing	Red	<p>Small Site - The site does not comply with the Preferred Strategy as it is divorced from the settlement. Furthermore, Whitford is a tier 4 Defined Village where new housing allocations will not be made and where new housing development will need to be related to scale, character and role of the settlement, and which delivers local needs affordable housing. The site lies to the south of Orchard Cottage, being separated by a small watercourse along the boundary. To the east is a track serving Pistyll Farm and to the south and west is undeveloped land, bounded by a hedgerow. The site contains the remains of a house.</p> <p>The settlement boundary extends along the northern side of Fachallt Road as far as (and includes) Primrose Cottage which is to the north of the site,. Along the southern side of Fachallt Road, the settlement boundary does not extend as far westwards, with the last property included being Nant y Dyffryn. There is therefore a considerable gap between the site and the settlement boundary. The site has the remains of a dwelling on it, with ruined walls, and appears as part of the wider open countryside which is characterised by individual cottages and farms. The site does not relate to the built form and pattern of development in the settlement.</p> <p>The site was promoted for development as an omission site as part of the UDP but was not looked upon favourably by the UDP Inspector who commented 'The evidence indicates that site B did at one time have a dwelling on it and I saw that parts of the structure remain. However, the village has grown and changed over the years with houses being demolished and new ones being built. Development in the past does not automatically mean development will be acceptable in the future. PPW (para 2.7) recognises that not all previously developed land is suitable for development. At present site B forms part of the open area of land outside the village limits and contributes to the rural character. It is divorced from the proposed boundary and it would result in either an awkward extension to the village or additional land being included within the limits with the potential for further development. In this instance I consider the location of the site militates against its development despite its brownfield status'.</p> <p><u>The inclusion of the site within the settlement boundary would result in</u></p>	That the site is not included in the settlement boundary.
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Whitford	WHI004	Land off Facallt Road, West of Nant y Dyffryn CH8 9AL	0.09	Housing	Red	<p>The site does not comply with the Preferred Strategy as Whitford is a tier 4 Defined Village where new housing allocations will not be made and where new housing development will need to be related to scale, character and role of the settlement, and which delivers local needs affordable housing. Whitford is a defined village located in the rural north west of the County and set within attractive but isolated rural surroundings. The built form of the village is focused and defined with the southern half of the village, around the Church, predominately designated as a Conservation Area. The site is within the Whitford Conservation Area and abuts the westerly limits of the settlement adjacent to Nant y Dyffryn. The site falls steeply away from the roadside and in character and appearance it is open land used for agricultural purposes, which has more in common with the countryside surrounding the village than the built up area.</p> <p>The site was put forward as an omission site in the UDP and the Inspector commented 'Site A may be adjacent to the defined boundary on its northern and eastern borders, but in character and appearance it is open land used for agricultural purposes which has more in common with the countryside surrounding the village than the built up area'. This view remains valid and it is not suitable or appropriate to be allocated or included in the settlement boundary.</p>	That the site is not allocated or included in the settlement boundary.
Whitford	WHI005	Land north east Whitford	5.26	Mixed Use	Red	<p>The site does not comply with the Preferred Strategy as Whitford is a tier 4 Defined Village where new housing allocations will not be made and where new housing development will need to be related to scale, character and role of the settlement, and which delivers local needs affordable housing. Whitford is a defined village located in the rural north west of the County and set within attractive but isolated rural surroundings. The built form of the village is focused and defined with the southern half of the village, around the Church, predominately designated as a Conservation Area. The inclusion of this site within the settlement would result in an illogically drawn settlement boundary, a scale of development which would be unsustainable in this defined village and harmful to the setting of the Whitford Conservation Area.</p>	That the site is not allocated or included in the settlement boundary.

Whitford	WHI006-AS	The Croft and Le Mirage, Whitford Road	1	Tourism	Red	The site does not comply with the Preferred Strategy as it is divorced from the settlement. Furthermore, Whitford is a tier 4 Defined Village where new housing allocations will not be made and where new housing development will need to be related to scale, character and role of the settlement, and which delivers local needs affordable housing. The site is located in the open countryside remote from any defined settlement boundary. The candidate site submission is proposing a tourism use for the site which can be pursued outside of the plan making process.	That the site is not allocated or included in the settlement boundary.
Ysceifiog	YSG001	Ysceifiog Village Hall CH8 8NJ	0.03	Community Facility		Small Site - The approach taken in the UDP is to protect community facilities through a criteria based policy (CF1) whereby proposals resulting in the loss of facilities would need to meet certain criteria. This is considered preferable to attempting to identify and designate every community facility in the County, on the proposals maps, which is resource intensive, prone to error and can become dated quickly. It is therefore not considered appropriate or necessary for the village hall to be safeguarded on the proposals maps. Furthermore, it would still not guarantee the retention of the village hall as the map designation would still need to be backed up by a criteria based policy.	That the site remains as white land within the settlement boundary

