

HyNet Pipeline and HN1.7 Holywell Rd / Green Lane, Ewloe

Council Position Statement

The LPA is fully aware of the proposed HyNet pipeline and has assigned Hannah Parish the Minerals and Waste Officer as the Lead Officer for this project.

The LPA was consulted by PINs in June 2021 on a Scoping Report and a response to PINS was made on 25/08 and is attached at Appendix 1. A plan showing the HyNet scoping boundary and the allocated site is attached at Appendix 2. On that same day the Lead Officer and Policy Officers met with representatives of HyNet and their planning consultants to discuss the implications of the proposed pipeline for the LDP and in particular the HN1.7 Ewloe housing allocation. HyNet representatives confirmed that the area presently shown for the pipeline is indicative and that the whole width will not necessarily be needed for either the construction of the pipeline or its subsequent maintenance easement. HyNet representatives confirmed that they were to begin the process of more accurately defining the line and easement width for the pipeline route through further desk based and site based ground investigation survey work. HyNet representatives confirmed that it is within the projects technical and financial interests to avoid either existing property or allocated development sites. Confirmation was also provided that even if the route had to cross the edge of the allocated site then this could be accommodated as part of the layout of the site such as through green infrastructure.

The site owner, agent and preferred developer are also aware of the HyNet pipeline project and have also submitted a response to the PINS Scoping Report. The agent is in regular contact with the HyNet project team in terms of facilitating access to both the allocated site and adjoining land to enable technical work to be undertaken.

Given the close and continuing liaison between all parties and the HyNet representatives and the fact that a planning application for the pipeline is not presently scheduled until July or August 2022, the pipeline is not considered to be an overriding constraint to the development of the site. There is scope to avoid the housing allocation through the ongoing technical work in refining the route and easement width or through the detailed layout of the allocation.

Andrew Farrow
Chief Officer (Planning, Environment & Economy)
Prif Swyddog (Cynllunio, Amgylchedd ac Economi)



Planning Inspectorate

(via e-mail to
hynetco2pipeline@planninginspectorate.gov.uk)

EN070007-000007-210603

Your Ref/Eich Cyf

Our Ref/Ein Cyf HJP/063069

Date/Dyddiad 25/08/2021

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Visit our Website at: www.flintshire.gov.uk/planning

Ewch i'n Gwefan yn: www.siryfflint.gov.uk/cynllunio

Dear Sir/Madam,

Planning Act 2008 (as amended) and The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 – Regulations 10 and 11 Scoping Request made on behalf of Liverpool Bay CSS Limited for an Order granting Development Consent for the HyNet North West Carbon Dioxide Pipeline proposed from Cheshire, England to Flintshire, Wales.

Supplementary Local Authority Response: The Deposit Flintshire LDP

Further to my letter of 30 June 2021 in response to the above Scoping Request we have the following significant information relating to the Deposit Flintshire Local Development Plan (LDP) which I would respectfully request is taking into consideration when the proposal is submitted for determination.

Apologies that this information was not contained within the initial advice provided by the Local Planning Authority. At that time, the Spatial Planning Team had not commented on the Scoping Report, and therefore their comments were not included in the Council's initial response. However, it is now noted that the proposed routing of the proposed new HyNet pipeline would travel through a number of allocations proposed in the Deposit Flintshire LDP which is currently subject to an Examination in Public. I would therefore like to draw attention to these allocations that come in direct conflict with the proposed new HyNet pipeline route.

The enclosed pdf shows that the proposed route conflicts with a proportion of the housing allocation 'HN1.7 Holywell Rd / Green Lane, Ewloe' proposed to the north west of Ewloe. This would therefore have an impact on the proposed housing numbers that the allocation could provide, which is fundamental to the housing provision of the Flintshire LDP. The Examination Inspector has been presented evidence in relation to this housing allocation, and has already examined this allocation as part of the Housing hearing session. There is no reason before us why the Flintshire LDP should not include this housing allocation as proposed.



Furthermore, as you will see from the enclosed pdf, the routes referred to as Section 2b; Wervin to Pentre (Alternative Southern Option) and section 2c; Wervin to Pentre (Northern Option) conflicts with an employment site allocation 'PE1.9 Chester Rd East, Pentre' and an existing occupied Gypsy and Traveller site which is proposed for significant upgrading and extension as part of the proposed 'Residential Gypsy allocation HN8.3 Riverside, Queensferry, and fundamental to the residential Gypsy and Traveller provision in the Flintshire LDP.

Conversely, route options 2a Wervin to Pentre (Southern Option) does not conflict with any Flintshire LDP allocations. Therefore, from an LDP perspective, route option 2a would be our preferred route in this location where there are routing options.

Finally, the proposed HyNet new pipeline route also intersects the Solar Indicative Local Search Areas that correspond to Policy EN13 for Renewable/Low Carbon Energy, please refer to enclosed pdf.

Having reviewed the HyNet Scoping Report, there appears to be no reference in the document to the Deposit Flintshire LDP. Therefore, absolutely no regard has been made to the Deposit Flintshire LDP when the Project Team has been considering the route of the new pipeline.

Had the Project Team considered the Deposit Flintshire LDP, representations could have been made to the Council on the proposed allocations which conflict with the proposed new pipeline route and the Examination Inspector could have requested further evidence to support any representations made to assist with the Examination of the Flintshire LDP and the consideration of those allocations in which the proposed pipeline route effects. However, the hearing sessions for housing, employment and the Gypsy and Traveller provision have now concluded with only two outstanding issues for the Examination to consider which do not relate to the above allocations. There is no reason with this regard why the Flintshire LDP should not proceed as proposed and already examined.

It is highly likely that the Flintshire LDP will be adopted when the DCO application for the HyNet project is submitted. Therefore, as stated in my letter of 30 June 2021, the Flintshire LDP, should it be adopted would form part of the Development Plan for the section of the project that lies in Wales and due regard will be required to be made for its Policies and allocations when the application is determined. The application should accord with the adopted Development Plan, unless there are material considerations that indicate otherwise.

As stated above, I would respectfully request this information is taking into consideration when the proposal is submitted for determination. My Officers have made the HyNet Team aware of these allocations coming forward in the Flintshire LDP and it is hoped that the HyNet Team reconsider the routing of the pipeline in these locations to avoid any further conflict with the ability of the Council to Plan for the projected housing and employment need, and the need for the residential Gypsy and Traveller site.

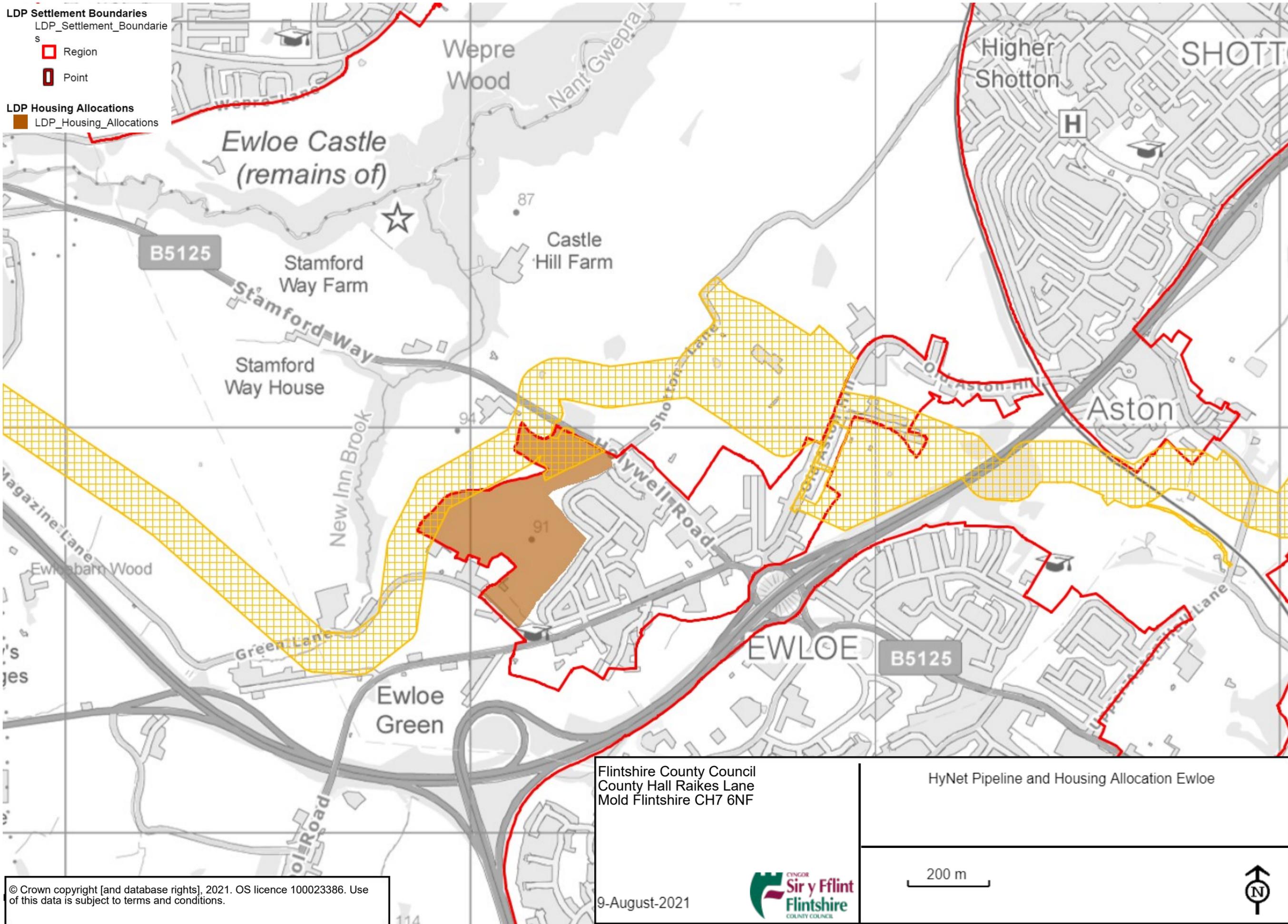
Yours faithfully

A handwritten signature in black ink, appearing to read 'Andrew Farrow', with a small flourish at the end.

Andrew Farrow
Chief Officer (Planning, Environment & Economy)
Prif Swyddog (Cynllunio, Amgylchedd ac Economi)

LDP Settlement Boundaries
 LDP_Settlement_Boundaries
 Region
 Point

LDP Housing Allocations
 LDP_Housing_Allocations



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 County Hall Raikes Lane
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HyNet Pipeline and Housing Allocation Ewloe

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9-August-2021



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