

Flintshire Local Development Plan 2015-2030

Statement of Common Ground
HN1.3 Highmere Drive, Connah's Quay

February 2021

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Appendix 1 – Statement from Developer

Appendix 2 – Developer Site Boundary and Phasing Plan

1. Introduction

1.1 This Statement of Common Ground (SoCG) has been prepared by Flintshire County Council (FCC) in conjunction with the agent for the landowner and the agreed developer. It has been prepared to assist and inform the Examination of the Flintshire Local Development Plan (LDP) in respect of the housing allocation HN1.3 Highmere Drive, Connah’s Quay. The purpose of the document is to determine the matters agreed between the parties as well as any matters yet to be resolved.

1.2 The landowner has agreed contractual terms with locally based builder and developer Edwards Homes Ltd (EHL) for the acquisition and development of the entire site. EHL have a proven track record for building quality new homes in Flintshire and further afield, and their attached letter in Appendix 1 outlines their proposals to take the site forward with the provision of up to 150 new homes. The developer is seeking to progress a slightly larger area of 5.19ha including a small parcel of land (unannotated in the Deposit LDP) to the north east of the site as indicated in the plan in Appendix 2. The phasing on this plan is indicative at present.

2. Site Context

2.1 The site is located on the western edge of Connah’s Quay which is a Tier 1 Main Settlement. The elongated irregular shaped site is bounded by residential development to the east and north (Highmere Drive, Pembry Rise, Degas Close and Courbet Drive). The western boundary is formed partly by Golftyn Lane and partly by hedgerows beyond which are two farmsteads. The allocated site comprises 5.0ha (see para 1.2 above) of land and is made up of candidate site CON093.

3. Current Planning Status

3.1 In the adopted Flintshire Unitary Development Plan (UDP) the site is located within the settlement boundary of Connah’s Quay and is also allocated for housing.

3.2 A planning application (043873) for the erection of 150 dwellings was refused 19/03/08 and a subsequent appeal was withdrawn.

4. Background and Technical Studies

4.1 The allocation of the site is informed by a number of background and technical studies undertaken and prepared by the site promoters:

- Agricultural Land Classification 2019 [LDP-EBD-HN1.3.1](#)
- Transport Assessment 2019 [LDP-EBD-HN1.3.2](#)
- Highways Technical Note [LDP-EBD-HN1.3.3](#)

5. Development Parameters

5.1 The site is allocated in HN1.3 for 150 units which represents a density of 30 units per hectare.

5.2 The site falls within the Connah’s Quay, Queensferry and Broughton Local Housing Market Area as defined in the Flintshire Local Housing Market Assessment which, in conjunction with the Viability Study, requires the provision of 35% affordable Housing. The Affordable Housing Background Paper 7 identifies 53 affordable units being delivered on the site. In terms of size of units the Local Housing market Assessment identifies that 45.6% of need is for smaller 1-2 be units, 28.3% for 3 bed general needs, 12% for 4 bed or more and 14.1% for older persons.

5.3 In accordance with the findings of the LHMA the development should comprise a mix of housing by type and size. Table 5.7 of the Local Housing Market Assessment (Update) identifies the following breakdown for open market dwellings which represents a guide to the likely mix of dwellings by type and size within the development:

Dwelling type/size summary	% Profile of new dwelling stock based on:		
	Current stock	Like	Expect
House 1/2 Beds	12.7	11.7	20.2
House 3 Beds	43.0	26.2	28.8
House 4 or more Beds	22.3	26.7	17.9
Bungalow	17.2	29.6	24.5
Flat	4.2	5.7	8.2
Other	0.7	0.0	0.3
Total	100.0	100.0	100.0
<i>Base</i>	53,825	8,738	7,628

Source: 2014 Household Survey

6. Development Trajectory

6.1 The development of the site, as detailed in the trajectory in the Background Paper 10 Housing Land Supply, has been revised as set out in the second column below, and is capable of proceeding at this revised rate of development:

Year	Completions	Revised completions
2020-21	30	
2021-22	30	
2022-23	30	30
2023-24	30	30
2024-25	30	30
2025-26		30
2026-27		30

7. Infrastructure

Highways

7.1 The development of the site will have a vehicular access off Highmere Drive in the form of a simple T-junction. The requirement for an emergency access / walking and cycling route, onto Courbet Drive is an area of disagreement between the parties.

Links to Active Travel / Public Transport

7.2 The development should embrace the concepts of Active Travel and incorporate walking and cycling routes which facilitate links with route CQ2/1 in the Councils Active Travel Integrated Network Map Schedules, as well as the nearby Ffordd Llanarth local shopping centre. This route runs along Ffordd Llanarth / Golftyn Lane and provides links between the B5129 Church Street to the north and B5126 Mold Rd to the south. The development should retain the existing public right of way which runs across the site, providing links to Golftyn Lane in the north west corner of the site and ensure links to other rights of way.

The development should facilitate safe and convenient links to bus stops at the junction of Golftyn Lane / Viking Way and adjacent to Ffordd Llanarth Shopping Centre. The planning application should include a Travel Plan setting out the measures to promote and facilitate sustainable travel choices for residents. These measures will maximize the opportunities for future residents to undertake sustainable transport choices.

Education

7.3 The Infrastructure Plan (Background Paper LDP03 provides a commentary in respect of Education. The Local Education Authority has not formally objected to the proposed development and the LDP continues the approach adopted in the UDP and existing SPG23 Developer Contributions to Education in seeking financial contributions whereby new development places pressure on the capacity of existing schools. Utilising this methodology the Local Education Authority presently seeks a financial contribution of £369,548 to Ysgol Bryn Deva and no contributions to secondary schools. However, this will need to be reviewed in the light of up to date information at the time of a planning application.

Public Open Space / Green Infrastructure / Right of Way

7.4 The development will deliver a high quality green infrastructure framework for the site comprising:

- 8,400sqm play and recreation space including
 - An equipped neighbourhood play area
 - Signage / seating / picnic tables / litter bins / bike racks
- Structural landscaping
- Creation of attractive pedestrian and cycling routes through the site, including the existing public right of way running across the site, as part of a green infrastructure network and linking with existing recreational and community facilities.

8. Other Matters

Placemaking

8.1 The development must embrace the Placemaking principles embodied with PPW10 in order to deliver a sustainable high quality living environment.

Indicative Layout

8.2 As explained in para 1.2 EHL are presently working on a master-planning exercise for the site.

Noise

8.3 Noise survey to be undertaken at planning application stage to determine noise attenuation measures for the site and individual dwellings

SuDS

8.4 A Sustainable Drainage Scheme based approach to the surface water drainage of the site will be required in accordance with the Flood Water Management Act 2010. The

scheme should be designed from the outset as an integral part of the overall design in accordance with the Statutory SuDS Standards and capable of being adopted by the SuDS Approval Body (SAB) which is FCC.

Ecology

8.5 The development should retain and strengthen, wherever possible, existing hedgerows and trees which are both ecological and landscape features. Where the loss of such existing features is unavoidable, compensatory planting will be required. An Ecological Appraisal / Assessment, will be required to inform a masterplan approach for a detailed layout of the site at planning application stage supported by appropriate avoidance and mitigation measures for both species and habitats. Overall, the proposed development should enhance biodiversity on the site.

The proximity of the Deeside and Buckley Newts SAC means indirect impacts would have to be considered against FCC Planning Guidance SPG No 8 Nature Conservation and Planning and SPG No 8a Great Crested Newt Mitigation Requirements. An acceptable approach to offset indirect recreational impacts is the provision of informal recreation space e.g. green corridors within the development suitable for dog walking etc which can incorporate the public right of way and also links to other public rights of way in the locality. Such an approach will help to manage indirect recreational pressure away from sensitive ecological areas.

Trees and Hedgerows

8.6 Mature trees on the site, some of which are subject to TPO’s, will need to be retained and protected. Hedgerows should also be retained but where required to be removed they shall be replanted using indigenous species. Further advice is contained in adopted SPG4 Trees and Development.

Parking

8.7 Parking provision shall be made within the development in line with the current parking standards in SPG11 Parking Standards.

Space Around Dwellings

8.8 The development will ensure adequate separation distances between existing and proposed dwellings and adequate private amenity spaces in dwellings in line with existing SPG2 Space Around Dwellings to ensure that adequate living standards or amenity is established.

Mining

8.9 The overall design and layout of the site will incorporate avoidance and mitigation measures in respect of previous mining activity.

9. Conclusion

9.1 The Council and the landowner consider that the allocation is sustainable, viable and deliverable.

A Roberts Andrew Roberts, Service Manager Strategy, FCC dated 26/02/21

A handwritten signature in black ink, appearing to read 'D Lloyd Jones', written over a solid horizontal line.

David Lloyd Jones, Jones Peckover, Agent on behalf of Landowner dated 26/02/21



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By email: adrian.walters@flintshire.gov.uk

20 January 2021

Dear Mr Walters

**FLINTSHIRE LDP EXAMINATION HEARING
PROPERTY: HN1.3 LAND AT HIGHMERE DRIVE, CONNAHS QUAY
STATEMENT OF COMMON GROUND : SUPPLEMENTAL INFORMATION**

We write further to your recent correspondence with David Lloyd Jones at Jones Peckover (the landowner's agent) regarding the above. We confirm that Edwards Homes are the landowner's development partner, having agreed contractual terms for the acquisition and development of the Property.

We shall be seeking to deliver up to 150 residential housing units at the Property, and are presently completing the masterplanning process.

As part of the masterplanning process, we will procure a Phase 1 Ecological Assessment of the entire site during March / April 2021. This will allow the procurement of further protected species surveys during the summer 2021, as informed and required by the Phase 1 Assessment.

We will also procure an Arboricultural Assessment of the entire site during March / April 2021.

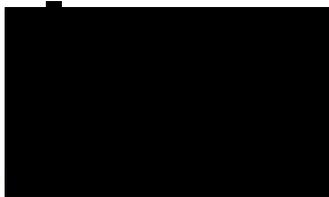
Furthermore, we will procure a Desk Based Acoustic Assessment / Noise Report in order to ascertain if indeed noise is a material consideration and whether further assessments are required going forward.



Designed with you in mind.

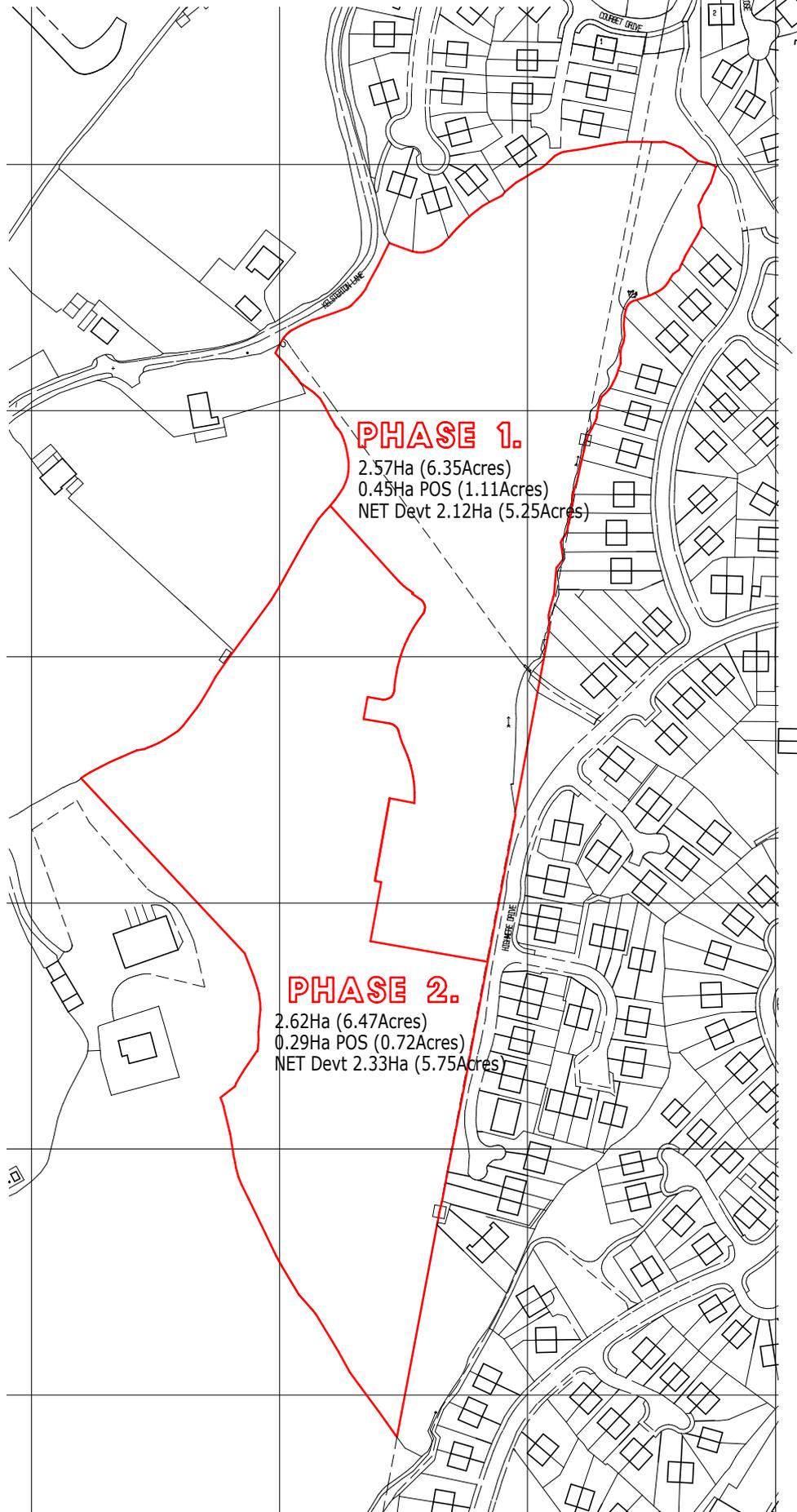
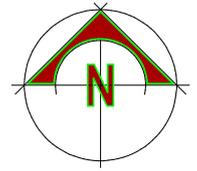
We trust that the above gives you the comfort that your Revised Development Trajectory is achievable, subject to market demand as the development proceeds.

Yours sincerely



Managing Director
Edwards Homes Ltd

cc:- David Lloyd Jones, Jones Peckover
Steve Jones, DS Jones & Co
Will Rees, Rees & Company



PHASE 1.

2.57Ha (6.35Acres)
0.45Ha POS (1.11Acres)
NET Devt 2.12Ha (5.25Acres)

PHASE 2.

2.62Ha (6.47Acres)
0.29Ha POS (0.72Acres)
NET Devt 2.33Ha (5.75Acres)

REVISION A. 12/2020. Phasing split amended as indicated.



Project.
PROPOSED RESIDENTIAL DEVELOPMENT on land adj. HIGHMERE DRIVE / COURBET DRIVE, CONNAH'S QUAY, FLINTSHIRE, CH5 4BL.

Title.
PHASING PLAN.

Drawing No. 10011.05A.dsj

Date. Dec 2020. Scale. 1:2500@A4.

D.S. Jones & Co.

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