

Flintshire Local Development Plan 2015-2030

Statement of Common Ground

HN1.7 Land between Holywell Rd and Green Lane, Ewloe

February 2021

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Appendix 1 - Draft illustrative layout plan

1. Introduction

1.1 This Statement of Common Ground (SoCG) has been prepared by Flintshire County Council (FCC) in conjunction with the landowners and the preferred developer Anwyl. It has been prepared to assist and inform the Examination of the Flintshire Local Development Plan (LDP) in respect of the housing allocation HN1.7 Holywell Rd / Green Lane, Ewloe. The purpose of the document is to determine the matters agreed between the parties as well as any matters yet to be resolved.

2. Site Context

2.1 The site is located on the western edge of Ewloe which is a Tier 2 Local Service Centre in the LDP. It adjoins existing residential development on land between Holywell Rd to the north and Green Lane to the south. The site comprises 9.9ha of land. It comprises two parcels of land submitted as separate candidate sites which were EWL017 and EWL020.

3. Current Planning Status

3.1 In the adopted Flintshire Unitary Development Plan (UDP) the site is located outside of but adjoining the settlement boundary of Ewloe and within the green barrier GEN4(12). A review of the green barrier has been undertaken and the reasoning for the drawing back of the green barrier is set out in Background Paper 01 Green Barrier, which accompanied the Deposit Plan. The land to the west of the site remains as green barrier in the LDP as part of EN11.1.

3.2 There is no planning history relating to the site in terms of planning applications.

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. Anwyl are presently undertaking a review of these documents and updates may be submitted to the Examination in due course.

- Landscape & Visual Impact Appraisal May 2019 [LDP-EBD-HN1.7.1](#)
- Landscape & Visual Impact Appraisal May 2019 Views [LDP-EBD-HN1.7.2](#)
- Preliminary Geo-Environmental Appraisal Aug 2019 [LDP-EBD-HN1.7.3](#)
- Agricultural Land Classification, Dec 2018 ADAS [LDP-EBD-HN1.7.4](#)
- Transport Assessment June 2019 [LDP-EBD-HN1.7.5](#)

- Utility Services - Welsh Water Services Map [LDP-EBD-HN1.7.6](#)
- Ecological Synopsis July 2019 [LDP-EBD-HN1.7.7](#)
- Preliminary Ecological Appraisal Nov 2019 [LDP-EBD-HN1.7.8](#)

5. Development Parameters

5.1 The site is allocated in HN1.7 for 298 units which represents a density of 30 units per hectare.

5.2 The site falls within the Mold and Buckley Local Housing Market Area as defined in the Flintshire Local Housing Market Assessment which, in conjunction with the Viability Study, requires the provision of 40% affordable Housing. The Affordable Housing Background Paper 7 identifies 117 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 bed 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:

Table 5.7 Open market dwelling stock and preferences			
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

5.4 The owners / agent has referenced in their supporting Deposit representations a report by Savills, expressing concerns about the affordable housing requirements in the Council's Viability Study. Following robust scrutiny at Examination, the owners / agent are committed to delivering Inspector's recommendations in respect of affordable housing requirements. The level of affordable housing therefore represents an area of disagreement between the parties at this time.

6. Development Trajectory

6.1 The development of the site, as detailed in the Background Paper 10 Housing Land Supply is capable of proceeding at the following rate of development:

Year	Completions
2023-24	28
2024-25	45
2025-26	45
2026-27	45
2027-28	45
2028-29	45
2029-30	45

7. Infrastructure

Highways

7.1 The development of the site will deliver the following highway improvements as evidenced in the Transport Assessment and specified within Policy HN1.7:

- Improvements to the junction of the B5125 Holywell Road and B5127 Mold Road. The improvements seek to provide within adopted highways land an additional lane on Holywell Road (to enable left and right turn lanes) and a right turn lane on Mold Road into Holywell Road. These improvements will improve the capacity of the junction and improve traffic flow.
- Improvements to the junction of the B5127 Mold Road and Green Lane. This will involve the use of adopted highway land and a small portion of land on the western side of Green Lane within the ownership of one of the site promoters. The improvements will facilitate access into the southern part of the site and will bring general improvements to the junction. Green Lane, beyond the site access point will remain as existing.

7.2 . Policy HN1 of the Deposit LDP specifies that there shall be no through route between Holywell Road and Green Lane. However, the illustrative layout in Appendix 1 shows a road layout where residents can access and egress the site from both Holywell Road and Green Lane, but where its use as a rat run is discouraged through design measures including alignment, width and traffic calming measures and this approach is acceptable in principle.

Links to Active Travel / Public Transport

7.3 The development should embrace the concepts of Active Travel and incorporate walking and cycling routes which facilitate links with route F6 Mold – Buckley - Ewloe and other local route proposals in the Councils Active Travel Integrated Network Map Schedules which provide links to Shotton / Aston (and on to Deeside), Hawarden and Drury. The development should facilitate safe and convenient links to bus stops on the B5127 Mold Rd. The planning application should include Travel Plans 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

7.4 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 £882,504 to Ewloe Green Primary School and £960,388 to Hawarden High School. The level of contribution will be determined using up to date information at the time of a planning application.

Public Open Space / Green Infrastructure / Right of Way

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

- Play and recreation space including
 - An equipped neighbourhood play area
 - Signage / seating / picnic tables / litter bins / bike racks
 - Multi use Games Area (MUGA) 30m x 16m
 - Either free standing or combined with existing Circular Drive play area
- Structural landscaping
- Retention of public right of way as an attractive pedestrian route through the site and cycling provision within a green infrastructure corridor.

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 An indicative layout has been provided by the developer to illustrate how the site could be developed as set out in Appendix 1. This is likely to be the subject of further revisions as the site progresses.

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. In addition to the existing Ecological Appraisal, an Ecological Impact Assessment will be required to inform a masterplan approach for 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.

8.6 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

8.7 Mature trees on the site are in the process of being designated as a Tree Preservation Order, and 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

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

Space Around Dwellings

8.9 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.

9.0 Conclusion

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

Andrew Roberts Andrew Roberts, Service Manager Strategy, Environment Directorate,
FCC 09/02/21

Tim Hopkinson Tim Hopkinson, Chartered Architect, Core Design, agent on behalf of
Landowners / Anwyl dated 09/02/21



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Revision: _____ By: _____ Date: _____

Client: **ANWYL**
Thoughtful homes

Project Title: Residential Development

Address: Ewloe Green, Ewloe

Drawing Title: Proposed Masterplan

Drawing No: AH.EG.MP.01

Drawn: CB Date: 18.12.20

Scale: 1:500 Paper Size: A0

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