

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
				<p>2) The proposal is to provide access to the land to the west in the most appropriate position</p> <p>3) The proposals do not propose disturbance to Great Crested Newts (GCN) or badgers and the proposals are supported by Natural Resources Wales (NRW)</p> <p><u>OFFICER RESPONSE</u></p> <p>It is considered that any justification for development of the allocated site (HN1.4) in the Local Development Plan (LDP), in advance of its Examination, should result in a masterplan approach for its development. The scheme as submitted would result in a piecemeal approach to the development of the total allocation, which would lead to a scheme that does not provide a co-ordinated approach to access, ecological mitigation, open space and affordable housing provision.</p> <p>It is noted and acknowledged that the applicant has commissioned additional ecological surveys to be undertaken, and whilst the general approach to species protection is acceptable in respect of the impact on the Great Crested Newt population, the submitted Impact Scope and Assessment report recognises in paragraph 6.6 that for the buffer zone around the badger sett to work that “ both proposed development schemes 061919 & 058314 need to be designed with due regard for the badger colony and sett in mind as the sett extends across both development sites”</p> <p>In paragraph 6.10 it advises that “It is integral to the success of the measures subscribed in</p>

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				<p>Section 6.1 – 6.6 that the adjacent proposed development incorporates similar measures as those covered in this report. The badger sett is extant across both development sites, as such both planning applicants should agree a method of cohesion on which the developments can proceed, without a holistic approach the developments would cause illegal activity to the main badger sett.”</p> <p><u>RECOMMENDATION</u> Reword Reason for Refusal 3 as follows:- The proposal has the potential to cause disturbance to the badger sett located on the western boundary of the site. It is considered that for a buffer zone around the sett to work, that a holistic approach is required as part of the sites wider allocation under HN1.4 of the Local Development Plan (LDP). The proposal as submitted is therefore considered to be contrary to Planning Policy Wales (PPW) – Edition 10, Technical Advice Note 5 - Nature Conservation and Planning and Policies GEN1 and WB1 of the Flintshire Unitary Development Plan.</p> <p><u>AGENT COMMENTS RE: Paragraph 3.1</u> The applicant is not looking to subdivide or phase the larger allocated site to avoid affordable housing provision, but to obtain planning permission for an appropriate form of sustainable development on land under his control. The applicant is willing to enter into the financial obligations in respect of i) a secondary school educational contribution, ii) a contribution in lieu of on- site public open space and iii) improved bus stop facilities.</p>

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				<p><u>OFFICER RESPONSE</u> There is a requirement for the overall site to meet affordable housing requirements in a co-ordinated manner. It is noted that when considered in isolation the proposal in terms of density /site area does fall below the thresholds within existing Unitary Development Plan to trigger affordable housing provision, but it should not be expected that all affordable units should be provided within the site forming 058314. In addition, and in the event of planning permission being granted, there would be an expectation to meet educational / off site transportation improvements. Development of the overall site in a co-ordinated fashion would however, help to secure an appropriate level of on - site public open space to help meet the objectives of sustainable development.</p> <p><u>AGENTS COMMENTS RE; Paragraph 7.06</u> The application proposes a single access off Northop Road in accordance with Local Development Plan Allocation HN1.4</p> <p><u>OFFICER RESPONSE</u> It is contented from a development management perspective that a single appropriate access which helps to provide a well - balanced site layout for the whole allocation is required at this location.</p> <p><u>AGENT COMMENTS RE; Paragraph 7.08</u> The application proposes development with a strong street frontage to Northop Road, and fails to</p>

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				<p>understand how this is not viewed as good place making.</p> <p><u>OFFICER RESPONSE</u> The scheme as submitted has a very dense frontage to the site off Northop Road, with limited gaps / circulation spaces between the proposed units. This exacerbates the impact of ribbon development at this location on this sensitive site at the entrance to the town.</p> <p><u>AGENTS COMMENTS RE; Paragraph 7.09</u> The applicant has attempted to engage with Anwyl the applicants for the adjacent land (058314) but has been unsuccessful. Notwithstanding this the application site would not isolate the larger part of the allocated site, as the application would still allow access into this land.</p> <p><u>OFFICER RESPONSE</u> It is acknowledged that the site the subject of this application and that submitted by Anwyl are in different ownerships, but the Local Planning Authority maintain the view that the opportunity exists to still bring the site forward on an agreed and co-ordinated basis.</p> <p><u>AGENTS COMMENTS RE; Paragraph 7.10</u> Does not consider the application to be divorced from the larger allocation as it forms a well - designed first phase of development with a strong coherent frontage. Question how it can be considered to represent an unnecessary and duplicitous approach to</p>

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				<p>achieving highway access into the land to the west. Consider that the application :-</p> <ul style="list-style-type: none"> • Seeks to retain and protect ecological features • Provides a single sustainable highways access • Does not trigger the provision of affordable housing <p><u>OFFICER RESPONSE</u> See responses above</p> <p><u>AGENT COMMENTS RE; Paragraphs 7.22 – 7.25</u> Natural Resources Wales (NRW) offer support for the ecological proposals subsequently produced</p> <p><u>OFFICER RESPONSE</u> Both NRW and the Council's Ecologist are key consultees on the proposed application, and whilst the general approach to species / habitat protection is considered acceptable this must be done in a conjoined /co-ordinated manner recognising the sites wider allocation under HN1.4</p> <p><u>AGENTS COMMENT RE; Paragraph 7.26</u> Maintain the view that the access proposed as part of this application is the most appropriate way to provide access to the overall land allocation.</p> <p><u>OFFICER RESPONSE</u> See responses above</p>

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				<p><u>AGENTS COMMENTS RE; Paragraph 7.27</u> Applicant is not attempting to sub divide the site to avoid affordable housing - it is simply the case that 18 No dwellings does not trigger an obligation for it to be provided.</p> <p><u>OFFICER'S RESPONSE</u> See responses above.</p>