

Huw Evans Planning

**Flintshire LDP: Northop Rd,
Flint**

Position Statement

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Northop Road, Flint: Position Statement

This statement sets out the updated position of the landowners of the substantial and greater part of the Northop Road allocated site as shown in the deposit LDP. It reaffirms the commitment to, and deliverability of, its development as part of meeting the housing requirement of the LDP.

Background

The site was originally put forward as a housing allocation in the deposit version of the Flintshire UDP. It was later removed having regard to the capacity of the Croes Atti development to meet the needs of both Flint as a major settlement and the county as a whole.

Following the 'call for candidate sites' in relation to the emerging local development plan, two adjoining sites in separate ownerships fronting Northop Road were put forward as proposed housing allocations and subsequently acknowledged by the planning authority. Due to the scale and extent of interest by landowners and developers in putting forward sites it became apparent that the plan preparation process would take significantly longer than first anticipated. For this reason, and having regard to the previous support for the site in the Deposit UDP and progression of development at Croes Atti, the landowners of this larger part of the Northop Road candidate site, were minded to proceed by way of seeking to obtain planning permission for residential development.

Submission of outline planning application

Anwyl Land were appointed by the landowners to submit and obtain outline planning consent for the site under a formal promotion agreement. Under the agreement the timescale for which consent was to be obtained was August 2021.

The application, reference 058314, was duly submitted in April 2018. The application was supported by a significant number of detailed assessments and reports which included the following:

- Pre-application consultation report
- EIA
- Historical mapping data
- Numerous sets of site details
- Envirocheck and coal authority report
- Flood risk and hydrological data
- Drainage management strategy

- Geological data
- Topographical survey
- Ecological survey
- Sensitive land use data
- Conceptual model and layout
- Transport assessment
- Arboricultural survey
- Archaeological assessment
- Geophysical survey report
- Reptile survey and great crested newt impact assessment
- Landscape and visual assessment

The application has been subject to negotiation and consideration since that time. The response to the statutory consultation process indicated that, subject to detailed agreement on how to mitigate impact on a badger set on site and surface water drainage, there were no objections or issues that would prevent a favourable recommendation being made to grant outline permission. Furthermore, in February 2021, additional land was acquired to enable satisfactory means for discharge of surface water to an existing watercourse, thereby overcoming, subject to detail, the drainage issue.

Current Position

The timescale for obtaining consent under the Promotion Agreement cannot be met and despite best efforts in negotiations between the landowners and Anwyl Land a mutually agreed financial arrangement to extend the contract has not been reached. Consequently, the agreement between the two parties has been terminated. The only reason for this decision is based on the respective commercial interests as opposed to any planning issue that prevents further progress being made. As a consequence of not being able to meet agreeable terms the planning application reference 058314 was withdrawn on 15 March 2021.

The withdrawal of Anwyl Land does not affect the landowners commitment to proceed in delivering the site. They are currently in discussion and negotiation with 3 established house builders with a view to appointment of the preferred developer to prepare and submit a full application for planning permission as soon as practically possible having regard to the lead time to prepare the required detail and supporting documents and assessments. It is anticipated that the preferred developer will be appointed during the early stages of the Examination in Public and a timescale for submission, approval and projected start on site will be provided.

The detailed submission will make provision for access into the adjoining smaller site which was subject to a detailed planning application for 18 dwellings reference 061919. This application was refused on 15 January 2021 due to, amongst other matters, the failure to respect the potential for the site to be developed in conjunction with the adjoining site which forms part of its wider allocation under Local Development Plan Policy HN1.4, including matters relating to the formation of a single means of highways access onto Northop Road, and lack of satisfactory means to address the issue of badgers on site.

The landowners of the larger site are in agreement with the planning authority that both sites should be considered comprehensively as a whole with one vehicular access onto Northop Road. This would be in the interests of the safe movement of vehicles and other users of the public highway. It would also enable more effective measures to safeguard and enhance ecological interests particularly the location of the badger set which straddles both sites.

The change in developer interest will not affect the ability of the site to meet the revised housing delivery trajectory set out in LDP Background Paper 10A. This shows completion rates for the whole site as follows:

20 units 2022/23

40 units 2023/24

40 units 2024/25

40 units 2025/26

30 units 2026/27

The landowners will inform the planning authority when the preferred developer has been appointed.

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26 March 2021