

PROPOSED RESIDENTIAL DEVELOPMENT AT: FORMER WORKING MEN'S CLUB, WOODFIELD AVENUE, FLINT

GREEN INFRASTRUCTURE STATEMENT

Report Ref: EE.5074.26.GI.LB
Dated: 09/07/2026

1. INTRODUCTION

- 1.1 This Green Infrastructure Statement has been prepared by Enfys Ecology on behalf of Wales & West Housing Ltd in support of the proposed residential development at the Former Working Men's Club, Woodfield Avenue, Flint, CH6 5JQ.
- 1.2 Green infrastructure (GI) is defined in Planning Policy for Wales (PPW) Edition 12¹ as *"the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places"*. Development proposals should take GI into consideration in order to avoid negative impacts on habitats and species, and seek ways to maintain and enhance biodiversity. Impacts on habitats and species should be treated in a step-wise manner (PPW 12, paragraph 6.4.15), by seeking to:
- **Avoid** damage to biodiversity in its widest sense by maintaining the largest possible area of existing habitat supporting biodiversity and functioning ecosystems, particularly Section 7 habitats and species where present, through careful development design and consideration of long-term maintenance and management and ensuring that retained habitats continue to be well connected to adjacent habitats to provide connectivity for key species.
 - **Mitigate or restore** by identifying measures to address the specific negative effects by repairing damaged habitats and disturbed species. The measures should seek to restore in excess of like for like, accounting for disturbance and time lags for the recovery of habitat and species, and in every case, mitigation or restoration measures should seek to build ecosystem resilience within the site and where possible the wider area.
 - As a last resort off-site **compensation** for unavoidable damage must be provided. This must be of significant magnitude to fully compensate for any loss.
 - All development must **deliver a net benefit** for biodiversity and ecosystem resilience from the baseline state (proportionate to the scale and nature of the development proposed).

¹ See: <https://www.gov.wales/planning-policy-wales>

- 1.3 The Flintshire Local Development Plan 2015 – 2023 and Supplementary Planning Guidance documents provide relevant information associated with biodiversity and green infrastructure in Flintshire County Council area:
- FCC LDP 2015 – 2030 Policy STR13: Natural and Built Environment, Green Networks and Infrastructure;
 - FCC LDP 2015 - 2030 Policy EN2: Green Infrastructure;
 - FCC LDP 2015 – 2030 Policy EN6: Sites of Biodiversity and Geodiversity Importance
 - FCC LDP 2015 – 2030 Policy EN7: Development Affecting trees, Woodland and Hedgerows;
 - Supplementary Planning Guidance Note – No.8 Nature Conservation and Development;
 - Supplementary Planning Guidance 8a - Great Crested Newt Mitigation Requirements; and,
 - Supplementary Planning Guidance Note – No.4 Trees and Development.

2. SCHEME DETAILS

- 2.1 The site was formerly occupied by the Flint Working Men's Club, which has since been demolished. Parts of the wider site have subsequently been developed for residential use. The application site currently comprises a small area of hardstanding and species-poor improved grassland bounded by native and non-native hedgerows, together with areas of bramble scrub.
- 2.2 The proposed development comprises the construction of a 22-unit residential apartment block, together with a new access road, parking for 22 vehicles and associated landscaping. To facilitate the development, the Leyland cypress hedge and adjacent bramble scrub along the eastern boundary, together with a short section of hawthorn and elder hedgerow on the north-western and south-western boundary, will be removed. A large section of the native hawthorn and elder hedgerow along the south-western boundary will be retained and protected as part of the proposed scheme.
- 2.3 The scheme incorporates a range of biodiversity measures, following the step-wise approach of the mitigation hierarchy (as outlined in Section 1.2). This includes careful siting of the development to avoid the most ecologically valuable habitats, enhancement of existing features, and the creation of new hedgerows and planting (See Table 4.1, Section 4).
- 2.4 The reports, drawings and statements produced as part of the design were reviewed for the production of this Green Infrastructure Statement. Rather than list all the various plans and drawings produced for the scheme, those plans which were provided to Enfys Ecology for this statement, and which are considered to provide relevant evidence for this submission are detailed in Table 2.1, below.

TABLE 2.1: PROJECT INFORMATION SOURCES USED FOR THIS STATEMENT

Information	Organisation	Reference and Date
Preliminary Ecological Appraisal	Enfys Ecology	<i>Wynn (2025) EE.5074.JW.25V2 Former Working Mens Club, Flint PEA</i> 06/07/2026
Mitigation and Conservation Plan	Enfys Ecology	<i>Boyett (2026) EE.5074.26.CP.LB Woodland Avenue, Flint Mitigation and Conservation Plan</i> 06/07/2026
Proposed Site Plan	Hughes O'Hanlon Architects	<i>Woodfield Avenue Flint, Proposed-Detailed Site Plan</i> Drawing No WAF-HOH-XX-00-DR-A-1201 Rev P10 05/06/2026
Proposed Elevations	Hughes O'Hanlon Architects	<i>Woodfield Avenue Flint, Proposed Elevations</i> Drawing No WAF-HOH-XX-XX-DR-A-4201 Rev P11 26/06/2026
Design Statement	Hughes O'Hanlon Architects	<i>Woodfield Avenue, Flint Concept Stage Design Statement</i> 23/04/2026
Hard and Soft Landscape Plan	Above Zero Landscape Architecture Ltd	<i>Woodfield Avenue, Flint Hard and Soft Landscape GA</i> Drawing No. 144.01.01 09/07/2026
Planting Schedules	Above Zero Landscape Architecture Ltd	<i>Woodfield Avenue, Flint Planting Schedule</i> Drawing No. 144.01.02 09/07/2026
Outline Planting Specification	Above Zero Landscape Architecture Ltd	<i>Woodfield Avenue, Flint Outline Planting Specification</i> Drawing No. 144.01.03 09/07/2026
Preliminary Tree Constraints Plan and Tree Survey Schedule	Tree Solutions	<i>Former Flint WMC, Woodfield Avenue, Flint</i> Job Ref: 25/AIA/Flints/96 March 2025

3. SITE BASELINE AND CONNECTIVITY

3.1 The site comprised a brownfield area of concrete hardstanding, rubble and improved grassland, which was the former site of the Flint Working's Men's Club. The site boundary comprised native and non-native hedgerows and a small area of bramble scrub. It was located in a residential area, south-east of Flint town centre.



FIGURE 3.1: SITE CONTEXT

BASE IMAGE © IMAGERY @2026 AIRBUS, BLUESKY, INFOTERRA LTD &
COWI A/S, MAXAR TECHNOLOGIES, VEXCEL IMAGING US, INC., MAP DATA @2026

3.2 The site is located within a predominantly residential area of Flint, with Pen Goch Hill, an extensive area of amenity grassland, immediately to the west. A network of amenity grasslands, hedgerows, gardens and scattered trees provides ecological connectivity through the urban area, linking to the surrounding countryside and agricultural land beyond the town.

3.3 There is currently no public access within the site as it is private land. Immediately adjacent to the site is Pen Goch Hill, a large area of public open space with a network of public footpaths. Two of these footpaths run from Pen Goch Hill along the site boundary at the south-western and north-eastern corners.

3.4 There are no watercourses within or immediately adjacent to the site. The nearest watercourse is the Afon Nant-y-Fflint, located approximately 600 m to the west, with the Dee Estuary situated approximately 800 m to the north-east.

3.5 The Design Statement states that information obtained from DCWW identifies a public mains sewer running north-west to south-east along the eastern site boundary.

3.6 The principal ecological features of the site are the native hawthorn and elder hedgerows, which provide habitat and connectivity for birds, bats, invertebrates and small mammals. The adjacent Leyland cypress hedge and areas of bramble scrub also provide habitat for nesting birds and other wildlife. The proposed development will retain and protect a large proportion of the native hedgerow along the south-western boundary but will require the removal of the north-western native hedgerow, together with the Leyland cypress hedge and bramble scrub. Without mitigation, these works would result in the loss of habitat and reduce ecological connectivity and nesting opportunities within the site.

3.7 There are five statutory designated sites within 1km of the site. The Dee Estuary Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), Special Area of Conservation (SAC) and RAMSAR located 1km to the north-east and Flint Mountain SSSI, designated for its unimproved grassland and semi-natural broad-leaved woodland is located 1km to the south.

4. SUMMARY OF GREEN INFRASTRUCTURE PROPOSALS

4.1 As set out in PPW 11, paragraph 6.4.21, the impacts on habitats and species from a proposed development should be treated in a step-wise manner. Table 4.1 summarises how the proposed works at Woodfield Avenue, Flint has adopted these step-wise principles and details the Green Infrastructure contribution of the proposed scheme. The Green Infrastructure contribution proposed is considered to be proportionate to the proposed development.

TABLE 4.1: SUMMARY OF GREEN INFRASTRUCTURE PROPOSALS FOR FORMER FLINT WORKING MEN'S CLUB

Step-Wise Stages	Summary of Project Proposals
Avoidance	The development will take place largely on hardstanding and short improved grassland of limited ecological value and avoiding the most intact section of the native species hedgerow along the south-western boundary.
Minimisation	The lighting scheme will be designed in accordance with the recommendations set out in the Institution of Lighting Professionals (ILP) (2023) "Bats and Artificial Lighting at Night" guidance, to minimise light spill and potential impacts on bats, particularly along the boundary edges.
Mitigation	- Protective fencing will be used to secure the root zones of the hedgerow along the southwestern boundary. This will be periodically inspected for the duration of the works. - The Mitigation and Conservation Plan (Boyett.L, 2026) contains Reasonable Avoidance Measures, which will be followed to minimise the risk of harm to any animals using the site, should any be present during the works. - The Mitigation and Conservation Plan also includes recommended precautionary surveys, which will be implemented to identify and minimise any potential risk to other species that might be present, including nesting bird checks (during the nesting bird season March – September inclusive). - Small amounts of buddleia, a non-native invasive species, were recorded within the southern part of the site. Although considered invasive, buddleia is not listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), as it is now widely naturalised in the UK. Recommended measures for managing and removing this species during the works are provided in the Biosecurity Risk Assessment in the Mitigation and Conservation Plan Boyett.L (2026)
Compensation	To compensate for the loss of hedgerow and scrub vegetation, new hedgerows will be planted including 40m of native mixed species hedgerow along the north-eastern site boundary and a further 13m along the south-western boundary. Species will include eight native species as specified in the Planting Schedule and will be planted and managed following the Outline Planting Specification.

Step-Wise Stages	Summary of Project Proposals
	• There will be also 15m of single species ornamental hedges planted along the northern boundary and at the entrance to the building as per the Planting Schedule.
Enhancement	• In addition to the hedgerow planting the landscaping plan includes the following elements: – Tree Planting: Six new trees will be planted across the site to include downy birch, hawthorn, flagpole cherry and rowen. – Ornamental planting Ornamental shrub and perennials planted in areas across the site as per the Landscaping Plan. • All of the above will be appropriately managed as per the Outline Planting Specification and under agreements to ensure the persistence of the habitats created. • The scheme will include the addition of new bat, swift and general bird boxes, appropriately sited on the building to provide additional habitat enhancement. Bat boxes are sited away from lighting and facing on to habitat features wherever possible. These will be inbuilt boxes where possible as less maintenance is required. The ecologist will have final say on the placement of boxes if any changes are needed due to the positioning of lighting or other factors.

5. STATEMENT

- 5.1 The proposed scheme will provide much needed affordable housing totalling twenty-two units supporting the maintenance of the local community in Flint and the surrounding area.
- 5.2 The scheme has been designed taking a step-wise approach to impacts on habitats and species, and ecological enhancement will be provided through the creation of new habitat and increasing the number of bat and bird roosting opportunities in the area.
- 5.3 The principal ecological value of the site lies within the boundary hedgerows, which will be retained where practicable and compensated for where losses are unavoidable. The removal of sections of hedgerow will be offset through new native hedgerow and tree planting, resulting in an overall increase in hedgerow and tree cover and a more diverse planting scheme that will benefit pollinators and other wildlife. Additional enhancement measures, including integrated bat and bird boxes, will further increase the ecological value of the site.
- 5.4 Planning Policy Wales identifies the importance of *“paying due regard to the potential for continued long term maintenance and management of retained areas to benefit biodiversity”* (PPW12, paragraph 6.4.15). It is recommended that a plan identifying the proposed maintenance and management of habitats and species features (in addition to other Green Infrastructure components as required) be produced at an appropriate stage. Once implemented this will secure the preservation of the features against further development, and the connectivity of habitats.

REFERENCES

Boyett (2026) EE.5074.26.CP.LB *Woodland Avenue, Flint Mitigation and Conservation Plan*. Enfys Ecology

Denbighshire County Council. (no date). 'Supplementary Planning Guidance for lighting in the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty'. Available:

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Flintshire County Council. (2018). 'Supplementary Planning Guidance 8a – Great Crested Newt Mitigation Guidance'. Available: <https://www.flintshire.gov.uk/en/Resident/Planning/Supplementary-planning-guidance.aspx>

Wynn (2025) EE.5074.25.JWV2 *Former Working Mens Club, Flint Preliminary Ecological Appraisal* Enfys Ecology.

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REPORT REF:				
EE.5074.26.GI.LB Former Working Men's Club, Flint – Green Infrastructure Statement				
CLIENT	Wales & West Housing			
DATE	AUTHOR	APPROVED	VERSION	COMMENTS
09/07/2026	Lucy Boyett	Keymar Wake	V1	

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