

**Proposed development of 22no. dwellings (affordable homes) on land at
Former Working Men's Club, Woodfield Ave, Flint.**

Supporting Planning Statement

Prepared by:

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1. Planning Statement

- 1.0. This statement should be read in conjunction with the other documents submitted with the application.

Site Background & Description

- 1.1. The application site is located on Woodfield Avenue, on the site of a former Working Men's Club, directly next to Pen Goch Hill.
- 1.2. The site is within easy walking distance of several bus stops (indicated in blue), which provide links to Flint and Mold town centres, and it also has access to local schools, amenities, including the public house shown in purple.
- 1.3. The site comprises a vacant brownfield plot, with the former Working Men's Club having been demolished.
- 1.4. Primary vehicular access to the site is via Woodfield Avenue.
- 1.5. The site lies within the settlement boundary for Flint and has been allocated for housing commitments within the LDP. It falls within the Coleshill and Trelawny ward, within the wider Flint community.
- 1.6. Further site context and history is provided within the Design and Access Statement provided.

Proposed Development

- 1.7. The Applicant proposes the development of the site for 22 one-bedroom social rent apartments and associated landscaping, access and infrastructure.

1.8. The development would be of a design and character suitable to the local area. See Design and Access Statement for details and analysis in relation to design formulation.

1.9. The application is being made by Wales and West Housing Association (WWHA). The Housing Association propose that the dwellings will be made available as affordable social rented properties to meet general need.

1.10. The application is supported by the following documentation:

Drawings:

- WAF-HOH-XX-XX-DR-A-1100_P02 – LOCATION PLAN
- WAF-HOH-XX-00-DR-A-1200_P02 – EXISTING DETAILED SITE PLAN
- WAF-HOH-XX-00-DR-A-1201_P14 – PROPOSED – DETAILED SITE PLAN
- WAF-HOH-XX-00-DR-A-1202_P02 – PROPOSED – SITE GRADIENTS
- WAF-HOH-XX-XX-DR-A-1300_P06 – PROPOSED SITE SECTIONS
- WAF-HOH-XX-XX-DR-A-0300_P15 – VISUALISATIONS
- WAF-HOH-XX-XX-DR-A-4100_P04 – PROPOSED TYPICAL APARTMENT PLAN
- WAF-HOH-XX-XX-DR-A-4101_P10 – PROPOSED PLANS
- WAF-HOH-XX-XX-DR-A-4102_P10 – PROPOSED PLANS
- WAF-HOH-XX-XX-DR-A-4200_P12 – PROPOSED ELEVATIONS
- WAF-HOH-XX-XX-DR-A-4210_P11 – PROPOSED ELEVATIONS

Docs/Schemes:

- Design and Access Statement
- CGI Images
- Fire Strategy

- Overheating Analysis
- Drainage Strategy and Concept Sketch
- Landscape Plan
- Planting Schedules
- Planting Spec
- Geoenvironmental Assessment
- Topo Survey
- Preliminary Ecological Assessment
- Ecology Mitigation and Conservation Plan
- Green Infrastructure Statement
- Arboriculture Impact Assessment
- Planning Statement
- Highways Technical Note/Transport Statement
- Cofnod Data Search (Ecology)
- PAC Report and Appendices (To be Submitted with final Application post PAC)

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Policy Review

Principle

- 1.11. The application seeks planning permission for 22 affordable dwellings on a site which lies within the settlement boundary of Flint. The application site is located within the settlement boundary of Flint which is identified with the Flintshire Local Development Plan as Tier 1, local service centre.
- 1.12. Policy STR2 of the FLDP states that housing can be permissible within Tier 1 local service centres.
- 1.13. Policy STR2 also confirms that residential development should be focussed on Tier 1 and Tier 2 settlements. It is considered that there is a demonstrable need for the 1 bedroom affordable apartments as being proposed as part of this application.
- 1.14. It is also of note that the site is allocated as a housing commitment in the Local Development Plan.
- 1.15. Accordingly, the proposed development is considered acceptable in principle and is compliant with local and national planning policy.

Flood Risk

- 1.16. The proposed development sits within Flood Zone 1 – therefore the housing has little or no risk of flooding from rivers or the sea, with an annual probability of flooding of less than 0.1% (1 in 1000 years), therefore the scheme is compliant with TAN 15 in this regard.

1.17. It is therefore considered that the proposed scheme acceptable on flood risk Grounds.

1.18. A drainage scheme has been provided as part of the scheme and the applicant is fully engaging with SAB process.

Highways and Access

1.19. It is proposed that access is off the existing access, with some improvements as shown on the plans and discussed in the highways statement provided. It is also of note that an access was approved at the site via permission REF: 060006. It is not envisaged that the additional 3 dwellings will cause any additional highways impact.

1.20. Details of parking and accessibility are within the Highways Technical Note provided and clearly demonstrate that the proposed development raises no concerns from a highway safety perspective and that the accessibility of the site is good.

Ecology

1.21. A Preliminary Ecological Assessment has been provided and it concludes the following:

- The main ecological feature of the site was the species poor hedge surrounding the site.
 - The majority of the area comprised species-poor improved grassland and hardstanding.
 - Limited potential for protected and other species due to the isolation of the site within a wider residential area.
 - site.
 - No further surveys required
 - Avoidance requirements - Retain hawthorn and elder hedgerow.
- Work is largely on habitat with low ecological value.

- Mitigation / Restoration Requirements:
 - Timing of works
 - Procedures if animals are encountered
 - Disturbance minimisation
 - Nesting bird checks of vegetation
- Compensation Requirements - Planting up of hawthorn and elder hedge with recommended native tree species. Areas of grassland re-instated.
- Proposed Enhancements - Planting up hedgerow, installation of bat and bird boxes, hedgehog highways in fences and planting of native shrubs and trees on site.

1.22. The development would be carried out in line with the submitted reports and mitigation proposed which ensures biodiversity enhancement is maintained in the long term, the proposal is therefore compliant with Policy EN7 of the FLDP and PPW12.

Design, Amenity and Appearance

1.23. The application has been designed in a way to ensure that the development complements the local vernacular whilst delivering a high quality and purposeful design. Details are within the Design and Access Statement Provided.

1.24. The proposed development accords with guidance on interface distances and raises no concerns regarding impact on privacy for existing and future residents.

1.25. The proposed development is therefore compliant with local policies PC2 and PC3, as well as the relevant guidance and policies within TAN12 and PPW.

Developer Contributions/Planning Obligations

1.26. The applicant has no objection in engaging with the Council with regards to any appropriate contributions that will need to be made via a s106 agreement, should this be deemed to be necessary.

Conclusion

1.27. To conclude, it is clear that given the site history and the affordable nature of this development, that the proposal is fully compliant with all relevant policy and that planning permission should be granted.

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