



6 February 2019

Environment Directorate
County Hall
Mold
Flintshire
CH7 6DQ

Dear Mr Beattie

**Planning Application N0:059396 Proposal: Erection of 80 dwellings, convenience store and associated development
Location: Coppy Farm, Cilcain Road, Gwernaffield, Mold, Flintshire, CH7 5DQ**

An extraordinary meeting of members of Gwernaffield and Pantymwyn Community Council was held on the 22 January 2019 to consider this planning application.

Over 100 residents of the community were present and we were given a presentation by the Cadnant Planning the applicant's consultants and then by the Action Group against the proposal. The planning proposal was extremely unpopular with residents who were generally comprehensively against the proposal.

The Community Council then after considering the project unanimously objected to the proposal to erect 80 dwellings, convenience store and associated development in the village of Gwernaffield.

The material considerations are as follows:

A. Planning policies and proposals and Government planning advice.

The proposed planning application goes against Flintshire Council's adopted UDP and proposed LDP and hence was not accepted as a candidate site. The Council has already announced its preferred strategy for the LDP. This site has been assessed and *"does not comply with the Council's Preferred Strategy due to the position of the settlement in the settlement hierarchy"*, i.e. a Tier 4 Defined Village. **A Tier 4 defined village - red doesn't comply with the preferred strategy.**

Furthermore a statement by Lesley Griffiths AM on 18 July 2018 to dis-apply the entire paragraph 6.2 of TAN 1. removes the reference to attaching “considerable” weight to the lack of a 5-year housing land supply as a material consideration in determining planning applications for housing which is significant in relation to this application.

It is for the aforementioned reasons we ask that this application is refused. In addition to the facts laid out in this letter, should this planning application be approved it may set a worrying precedent for the approval of other candidate sites not only in Gwernaffield and Pantymwyn but other Tier 4 defined Villages in Flintshire.

B Impact on residential amenity (e.g. hours of use, loss of privacy, loss of light, over dominance, noise, traffic) adverse effect on residential amenity

The Community Council regularly liaise with Streetscene about the poor condition of the roads in parts of the village which are problematic, for vehicles pedestrians and cyclists the proposed application will without doubt worsen the village roads with considerably more vehicles in a small village.

**C Impact on the character and appearance of an area (design, appearance and intensity) scale, housing mix.
Impact on safety (e.g. poor visibility, pedestrian safety, parking)**

We understand dwellings in the village would grow from 358 to 438 a 22% increase. The proposed planning application would be disproportionate with the surroundings and irreversibly change the character of the village. The population could grow from just over 800 to 1200 - a 50% increase and would upset social cohesion. The high density housing, would be overbearing in nature, out of scale with the surroundings and would change the open aspect character of the village. The Council’s own assessment in terms of the amount of new development that could be sensibly and sustainably accommodated was less than 10%.

The proposal would result in more noise, more traffic, more vehicles, more pollution (including light pollution – the community council has worked to try to renew existing sox lighting to LED over the last 4 years a factor being to reduce light pollution), overlooking houses, loss of privacy, loss of light and a displeasing and inappropriate visual impact.

There are parking and garage spaces for over 240 additional cars on the proposed estate. The proposed single access road is located on a 60mph stretch of main road leading into/out of the village. Access into and out of the estate by such a large number of vehicles on a daily basis, plus delivery vehicles, will increase the risk of road accidents at this junction, increase risk to walkers and cyclists and will almost certainly bring the traffic flow to a bottleneck/crisis point at the busier times of day.

Traffic calming in the villages is already something the Community Council is liaising with Street Scene and Flintshire County Council road safety unit about due to continued concerns raised from residents. The proposal will add significantly more vehicles and only compound the situation.

The planning application states the development contains 3 - 2 bed, 9 - 3 bed and 68 - 4/5 bed dwellings and states it will contain 2 affordable dwellings out of 80. The Community Council does not believe this meets an appropriate housing need for a small village or the surrounding area. The loss of green fields and impact of the housing mix will we believe have a negative visual impact on the village.

The applicant submitted a report that classifies the land as 54% sub grade 3b and 33% sub grade 3a. We understand Planning Policy Wales states that "*land of grades 1, 2 and 3a is the best and most versatile and should be conserved as a resource for the future*". If it doesn't need to be developed, then it shouldn't be.

D. Impact on community facilities

Gwernaffield does not have sufficient facilities or services to ensure that the basic daily needs of its residents can be met. There is presently a small shop and post office in Pantymwyn, which is primarily used by a small number of local residents. The existing bus services are under review.

In relation to education the proposal will potentially generate increasing numbers of school children. We understand Caer Gafna a 10 bed affordable housing unit resulted in 6/7 children so a County Formula is potentially flawed. The current primary school is currently stretched.

To conclude, the community council unanimously object to this planning application after listening to the views of residents, material considerations and an application which is clearly contrary to government planning advice and ask Flintshire County Council Planning Department and members of the Planning Committee to refuse the application.

Yours sincerely

Mrs K Roberts
Clerk for Gwernaffield and Pantymwyn Community Council