

Flintshire County Council

Local Development Plan (LDP) Examination

HEARING STATEMENT

Hearing Session 12: New Housing Development Proposals (Inc Density
and Mix)

Response by Wales & West Housing Association Limited (Consultee ID
1230461) Re: Land at Liverpool Road, Buckley

April 2021



Preamble

Matter 12:

An emphasis on one single allocation in Buckley will fail to provide the market with a sufficient range and choice of options. Buckley is identified in Policy STR2 of the Deposit LDP as a Tier 1 Main Service Centre with the presence of key facilities and transport connections. With the lack of sites allocated within Buckley it is considered that this could result in potential future market pressure to provide the level of housing and growth projected should either Well Street not come forward, or even in the unlikely event that it does. This could result in piecemeal developments which would not accord with PPW placemaking objectives which can be met through the site at Liverpool Road which could be delivered through the LDP.

Buckley has a population exceeding 15,000 residents (2011 Census) and a single allocation on a longstanding site for 159 dwellings is clearly inadequate for the scale and function of the town. Indeed, larger numb

Well Street, Buckley is a greenfield site comprising of grade 3b agricultural land. It is noted that the PAC for Well Street was completed in August 2020 and to date a planning application has not been submitted. This delay raises questions over the deliverability of the site and that potential constraints could exist which would prevent it coming forward . It is noted that the Liverpool Road site which comprises similar Grade 3b agricultural land in Buckley has reviewed all constraints and the review has confirmed that the Liverpool Road site can be delivered in the short term.

In addition the site at Liverpool Road has been subject to a pre-application enquiry (planning ref 062288) which has provided advice in relation to the ecology requirements to ensure that the site can be developed effectively without adverse effects on the adjoining SSSI and SAC. ecologist has also had dialogue with NRW to ensure that all ecology matters are addressed as part of the application. A strategy to provide betterment and enhancement to the SSSI and SAC is possible but only if the Liverpool Road site comes forward for development. It has also been confirmed that the access proposals are agreeable in terms of the initial phases of development.

It is noted that the LP4 (b)]a5(4 (b)002 (s)10.99 (p)13.004 (m)10.9504 (m)10.9504 185.998)-185.998 (t)105.998 (

as due to start on site in May 2021. According to the programme within the Background Paper it is suggested that the site will deliver 53 units per year over a 3 year period (2022-2225)

The current suggested timeline for the delivery of Well Street is therefore incorrect. An outline planning application is yet to be submitted for the site despite the PAC being completed in August 2020. The timescales for delivering units on site will not be achievable. There will still be a considerable period required to gain an outline permission. Reserved Matters applications and other consents / licenses, would also need to be secured which would then be followed by the discharged of relevant planning conditions. This could take 2-3 years as a conservative estimate to achieve which results in the site not coming forward, if an application was submitted now, until at least 2024-25. This is well into the remaining plan period and does not assist in helping to address the very real housing need that is present now in Buckley. In addition, the site has been allocated for a considerable period (20 years) which raises questions regarding deliverability.

The Development Plan Manual (2020) at Table 18 identifies that including sites from previous plans or with planning permissions requires

The allocation of Well Street, Buckley in isolation for the Tier 1 Main Service Settlement of Buckley is not sufficient to address housing demand and the growth of the settlement moving forward. Wales and West are in a position to commence the statutory pre-application consultation later this month (April 2021)