



EiP Statement

Flintshire Local Development Plan 2015 – 2030

Taylor Wimpey UK Limited

Representor ID: 1224983

Our ref 60174/05/CM/NMi
Date April 2021

Subject Matter 16: Green Barriers

1.0 Introduction

1.1 Lichfields is instructed by Taylor Wimpey UK Limited [TW] to make representations on its behalf to the Flintshire Local Development Plan 2015 – 2030 [FLDP].

1.2 This statement has been prepared in response to the Matters, Issues and Questions raised by the Inspector for the Matter 16 Examination in Public [EiP] hearing sessions.

1.3



representations to the deposit FLDP summarised TW's assessment of the Site against the five purposes and this matter is considered in further detail below.

To prevent the coalescence of large towns and cities with other settlements

2.6

The removal of the land from the Green Barrier at Ffordd Fer will not result in the coalescence of large towns and cities with other settlements. The Mold Bypass, agricultural fields and tree belts to the west of the Site are considered to represent clear defensibility and are not considered to be a barrier to development. (316F2-2.2 (ent)-12.1 (808h)2.2 (t))



- 2.13 The release of land at Ffordd Fer, Mynydd Isa would result in the natural extension of the existing built up area of Mynydd Isa. The Site does not form part of the open countryside and is well contained because of the shield that the Mold Bypass provides from the wider open countryside.
- 2.14 The Site is better described as being urban fringe in character because of the prominence of the existing residential development in Mynydd Isa on the east side of Mold Bypass. The existing residential development in Mynydd Isa also means that the Site will not have any significant impact of the prominent countryside views.
- 2.15 It is accepted that the Site would result in the loss of a small amount of open countryside. However, it is considered that the Site does not represent land of particular landscape importance and does not contribute to the open nature of the wider countryside.
- To protect the setting of an urban area
- 2.16 The topography of the Site falls off to the south-west which means that views from Mynydd Isa out to the wider countryside will not be impacted. It is acknowledged that the removal of the land at Ffordd Fer from the Green Barrier will have a limited impact upon the setting of Argoed Hall which is a Grade II listed building. However, any such impact would be mitigated through the careful design and layout of the proposed development and additional landscaping.
- 2.17 In respect of the Site as a whole, it is considered that the proposed development would contribute to the character of the surrounding settlements. The Site is not included in or adjacent to any Conservation Areas, Registered Battlefields or Registered Parks and Gardens.
- Conclusions
- 2.18 For the above reasons, the land at Ffordd Fer, does not explicitly contribute towards the PPW defined policy purposes of a Green Barrier. Taylor Wimpey considers that the Site is a



the explanation for removing a portion of land east of New Brighton from the Green Barrier, the Review states:

“The line of the A494(T) forms a firm and defensible boundary to the eastern edge of New Brighton. The deletion of this part of the Green Barrier will provide scope for residential development without harming the maintenance of a gap between the settlement and Mynydd Isa.”

2.22



five PPW purposes and should therefore be removed as a Green Barrier designation and allocated for residential development.

c) What is the relationship between areas of open countryside and areas of green barrier?

2.28 TW has no comment to make on this matter.