

	Strategic and Spatial Choices	Productive & Enterprising	Active and Social	Distinctive and Natural	Globally Responsible	Prosperous	Resilient	Healthier	More Equal	Cohesive Communities	Vibrant Culture	
Has resilient biodiversity and ecosystems												A number of ecological enhancement measures are incorporated within the Illustrative Masterplan for the Strategic Site, including the protection of existing hedgerows and woodland; management works to waterbodies and woodland on site; wildflower corridor planting; a bat and bird box scheme; and reptile habitat creation. At the Planning Application stage, it is anticipated that a legal agreement and appropriate conditions will ensure that a long-term habitat management plan assists in the retention of resilient biodiversity.
Has distinctive and special landscapes												The site is not located within a Special Landscape Area and is not subject BDC q327.6 318.24 450.24 27.6 reW nBT0 g/TT1 1 Tf-0.006 Tc 0.014 Tw 6 -0 0 6 328.44 339.9 the implementation of acoustic barriers between service yard areas and sensitive receptor locations. Noise from building services plant is to be controlled through design.
												The Strategic Site is capable of delivering a SUDS compliant scheme, which will address surface water at its source.
Has clean air												Surveys have been conducted to ensure that an acceptable development can be achieved on the Strategic Site in terms of air quality impact: In regards to traffic emissions, based upon the monitored concentration adjacent to the A5104 being significantly below the Air Quality Objective (AQO) for NO2, no air quality buffer would be required. Given that the remaining road network surrounding the site is minor, air quality emissions from these roads would not exceed the AQO at surrounding receptors. As such, no air quality buffers would be required at the development site associated with road traffic emissions. Risk zones are identified where dust emissions associated with the operations of the Grab Hire Company to the north of the proposed development could potentially result in emissions on to the proposed site. A very small part of the area at the north of the site may be subject to dust emissions. This would be confirmed through dust monitoring or could be mitigated by placing non-sensitive uses here. With standard construction best practice, no local receptors are predicted to exceed any of the National Air Quality Objectives.
Reduces overall pollution												Any potential impacts in terms of pollution will be managed/mitigated through measures to be outlined within a detailed Construction Environmental Management Plan.

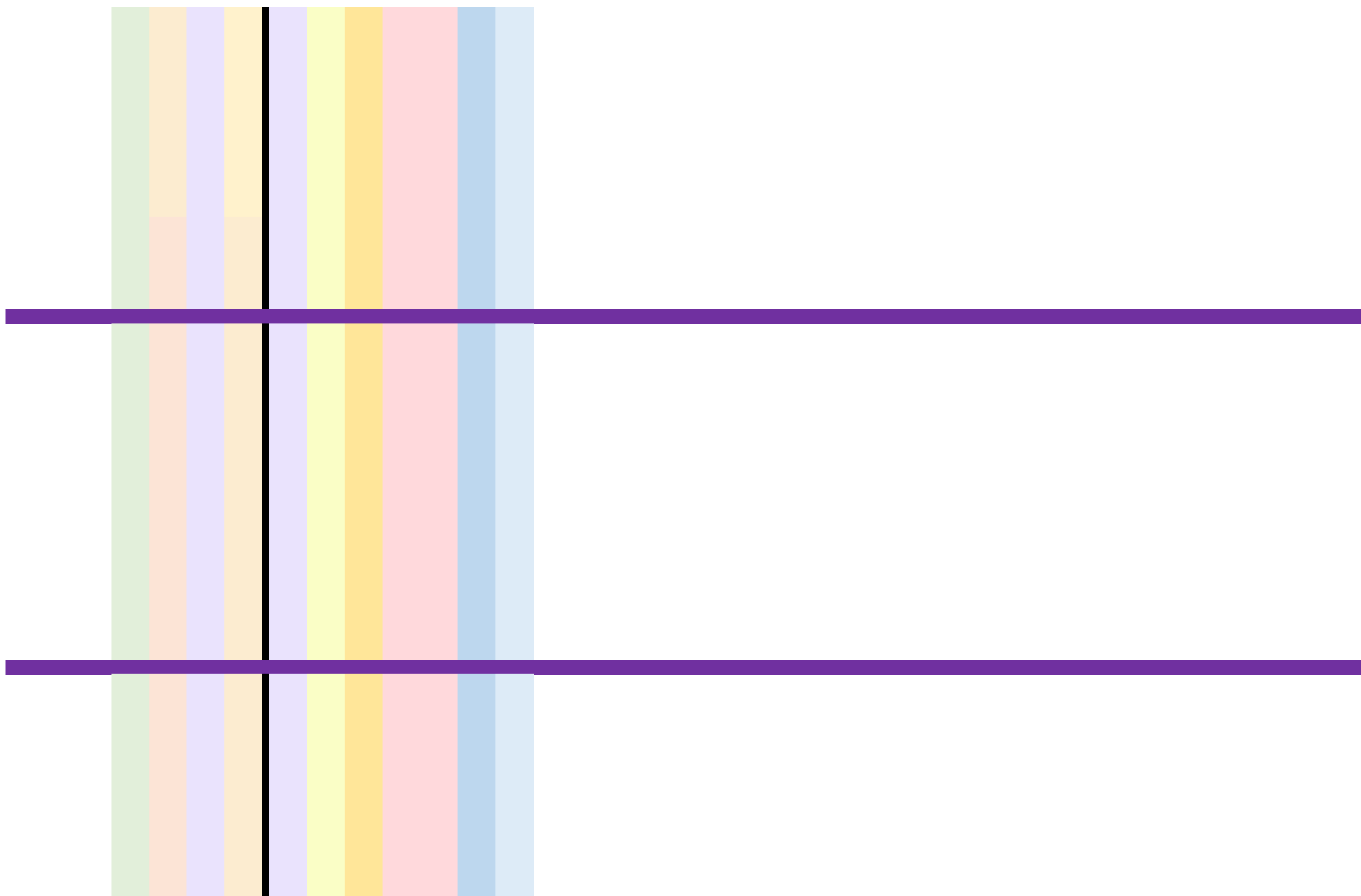
Is resilient to climate change

Has distinctive and special historic environments

The site is located in close proximity to sustainable transport modes and is located within convenient walking and cycling distance of a number of day-to-day services and facilities. The proposals will encourage walking and cycling, and use of public transport, rather than reliance upon the private car. The proposed design of the residential units will account for climate change (with further detail to be agreed at detailed design stages). The affordable homes are to be built to Welsh Government DQR standards, and will therefore be built to last and account for climate change. The proposals embody sustainable development and climate change resilience is central.

An Archaeological and Built Heritage Desk Based Assessment has been undertaken which considers the potential impacts of the proposed development of the Warren Hall Strategic Site on the historic environment. There are no World Heritage Sites, Registered Battlefields, Registered Parks and Gardens, Scheduled Monuments or Conservation Areas within the study area. There are 4 Listed Buildings located within proximity of the site: Warren Hall which is surrounded by the site on its northern edge; Kinnerton Lodge to the south of the site; the Stables at Kinnerton Lodge; and Hillside Cottage located to the west of Kinnerton Lodge, along Kinnerton Lane, opposite the southern edge of the site. The development of the Strategic Site will not result in any direct impacts to designated heritage assets, with all impacts being indirect in relation to development within the assets' setting. The assessment concludes with regards to Built Heritage that levels of 'less than substantial' harm are identified in relation to historic assets in proximity to the site boundary, and to the potential non-designated heritage asset of Warren Hall Garden. With the levels of harm being demonstrably of a less than sub ()1.1 (l)3612 ((ub)-5 (())3612 (n)-8 8n(a)7 (t)-4 u(r)2 es)8 ()1 (a)7 (nd)-5 ()1 (l)11 (()1 (t)-4 (he)8 ()1 mr)2 (a)7 (l)1 enfi ari(i)3 (n) from the development propo(a)-1 (l)3 s(-)3 ()1 ()1 lpt ha e(n)-8 ()1 (a)-1 (s(es(ed)-13 ()1 (t)-12 (h)-8 (a)-1 (t)-12 ()1 (t)-12 (h)-8 (e)1 (p)-13 (o)- constrat todevelopment. n summary, the development of the Warren Hall sitwill hae o ader imactpo itinctie and pcial historiclandcap.





Embraces smart and innovative technology



The use of smart and innovative technology will be explored further at the detailed design stage. However, it is envisaged that the Strategic Site will encompass a significant degree of such technology, including the installation of fibre cables, internet connectivity, and EV charging points for instance.

Enables the Welsh language to thrive



The site is located within circa 6 miles of both Welsh-speaking Primary Schools (Ysgol Glanrafon and Ysgol Terrig) and a Welsh-speaking Secondary School (Ysgol Maes Garmon) - children living at the proposed homes on the Warren Hall site will therefore have the opportunity to attend schools taught through the medium of Welsh, which will assist the Welsh Language to thrive.

Has appropriate development densities



The residential density is considered to be appropriate i.e.circa 300 units are proposed on a total area of 8.1 hectares, which equates to a density of circa 37 units per hectare. This level of provision is considered to make the most efficient use of the land whilst delivering a housing scheme which achieves key placemaking objectives (providing homes in a location and environment within which people want to live). In addition, the mixed use allocation provides 22.7 hectares of employment land and 1.3 hectares of commercial land. It is considered that the site is able to deliver this extent of development in a wider scheme which retains a significant amount of open space and green infrastructure. The Illustrative Masterplan therefore provides appropriate development densities.

Has homes and jobs to meet society's needs



The delivery of the Warren Hall Strategic Site is key to both the creation of a critical number of jobs for the population of Flintshire (providing circa 22.7 ha of B1 and high quality B2 employment land), and the provision of a substantial number of homes (i.e. circa 300 new homes including a substantial amount of affordable housing). Warren Hall will therefore play a key role in providing homes and jobs for society's needs.

Has a mix of uses



The mix of uses to be located on the Strategic Site allocation will deliver a significant number of jobs located directly adjacent to new homes. The co-location of employment and residential land will create a balanced



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