



Representor Number 1149198

Flintshire Local Development Plan 2015-2030

Matter 16 (Green Barriers) Response on Behalf of Mrs EM Charlton Trust (April 2021)

- a) Should the green barriers be renamed green wedges?

Savills Response

<HV WKH WHUP ³*UHHQ %DUULHUV´ LV QRW GHILQHG LQ 3ODQQ L ³*UHHQ :HGJHV´ KRZHYHU LV GHILQHG LQ SDUDJUDSK DV OD a buffer between the settlement edge and statutory designations and safeguard important views into and R X W RI W Green Barriers should be renamed Green Wedges to maintain consistency between the LDP and the PPW11.

- b) Is the methodology of the green barrier assessment robust and has it been applied consistently?

Savills Response

Savills consider that the methodology of the Green Barrier Assessment used to support Policy EN11 (Green Barriers) of the Flintshire Local Development Plan 2015 ±2030 is flawed as it does not take account of the significant impacts that the proposed developments featured in Policy PC10 (New Transport Schemes) will have on the Green Barrier. As a result, large areas of land, such as GEN4(4), have been retained as Green Barrier by the assessment despite being sustainably located on the edge of a settlement and being partially safeguarded for ³ 1 H Z 7 U D Q V S R U W . 6 F K H P H V ´

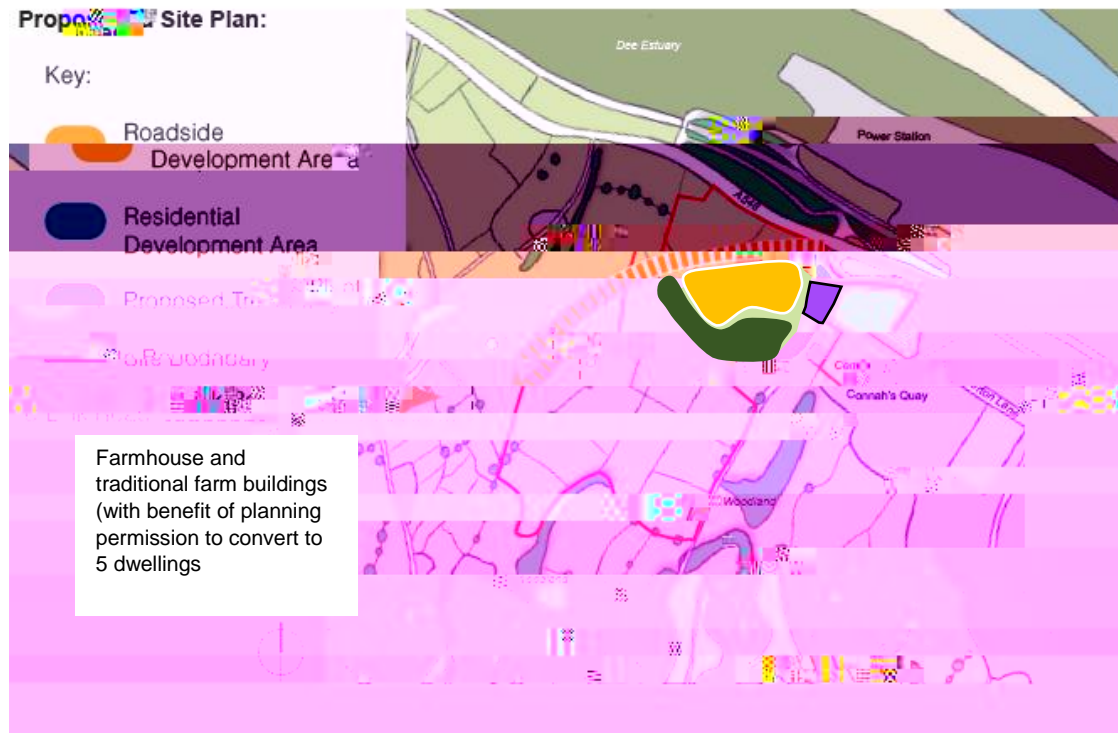
In being supportive of Policy PC10, the Council have recognised that land needs be removed from the Green Barrier, yet no consideration is given in the Green Barrier Assessment to the impact that this will have R Q WKH ³ R S H Q Q H V V ´ R I W K H O n e o f t h e K V X U U R X is the safeguarding of the A494(T)/A55(# P p n À g æ ` 0 D o 8 (o f) - 8 . 0 0 2 3 > A t h a c k 6 (d s) - 1 6 . 9 9 2 3 > t h a o f t h a n t h e t n S U R S R R e h B R X W h o f c u t s t h r o u g h t h e n o r t h w e s t e r n e d g e o f t h e M r s E M C h a r l t o n (K e l s t e r t o n F a r m) s i t e (A p p e n d i x 1) .

In January 2021 Savills F R P P L V V L R Q H G ³ / D Q G 6 W X G L R ´ V a n d G r e e n G X F W D / Barrier Assessment (attached) of the Kelsterton Farm site to support this statement. The G R F X P H Q W P D N H V U H I H U H Q F H W R landscape and states the following in relation to the

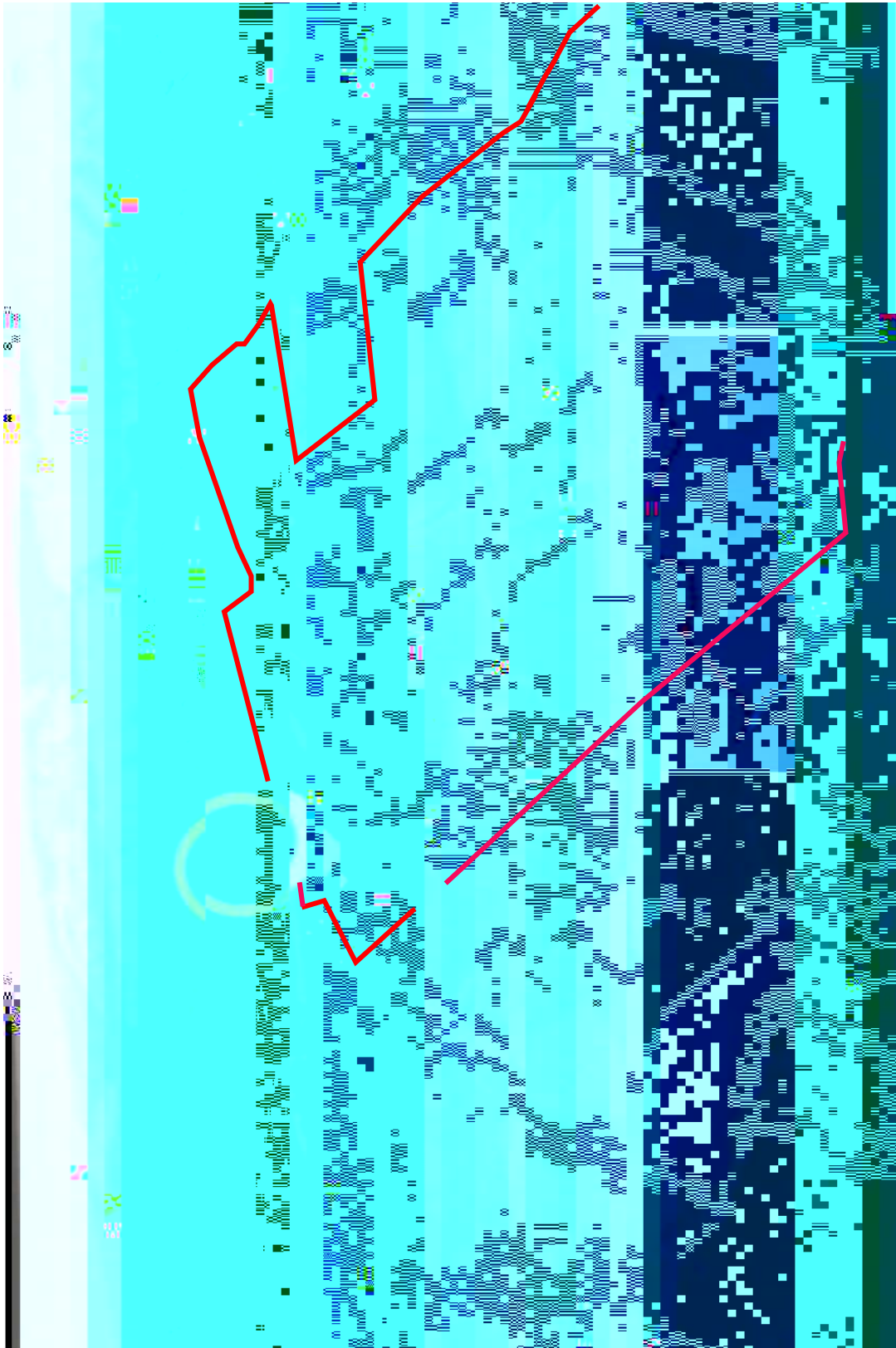
³The proposed A55 Link Road will increase the urbanised nature of this area of the development site considerably and will have a significant detrimental impact on the Northi (de)3.acalmet8and any asso and context followin J L W V F R Q V W U X F W L R Q ´

This is a point we highlighted in our response to the Deposit Plan consultation in November 2019, where we stated that the construction of a new road, which will provide 4 lanes of highway infrastructure through the Green Barrier, will have a considerable impact on its openness and D E L O L W \ W R S H U I R U P D V I X Q F W L R Q * U H H Q % D U U L H U R e D Q G \$ G G

Appendix 1: Proposed Area of Safeguarding for Roadside Services



Appendix 2 : Kelsterton Junction Proposals



REF <https://gov.wales/a55a494a548flintshire-corridor-overview>