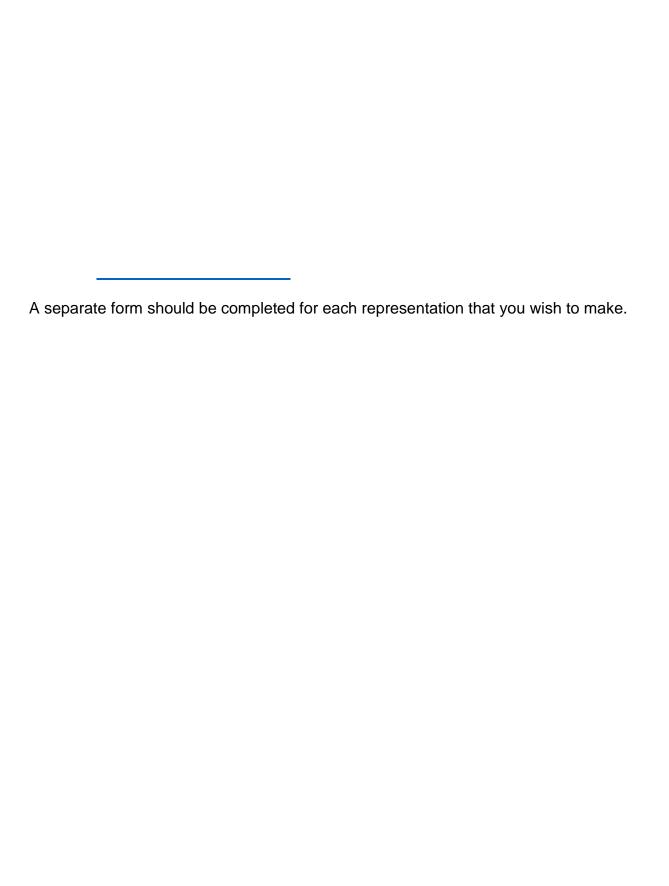
Please state which MAC / IMAC number	MAC	074
your representation relates to:	IMAC	
Please state which supporting document	Addendum Integrated Impact Assessment (IIA)	
your representation relates to and include	Addendum Habitats Regulations Assessment (HRA)	
the appropriate reference / paragraph	Dee Catchment Phosphorous Reduction Strategy	
number:	Statement of Common Ground NRW	
Is your representation support or objection?	Support	X
,	Objection	•

If you are	
objecting to a	

MAC which (is Test of Soundness do you think it fails?



https://www.flintshire.gov.uk/en/Resident/Contact-Us/Privacy-Notice.aspx

Gwernaffield RoatProposed Housing Allocation HN1.6]

Delivery Statement

Background

1.1 This Delivery Statement supports representations to the Matters Arising Consultation (MACs), providing an updated position **floe** above Siteon behalf of our client,

).

- 1.2 The Hearing Statement submitted in April 2002 flation to Matter 12 remains relevant in terms of demonstrating this Site is a suitable housing Site and critically is deliverable.
- 1.3 The Inspector(s) will be aware this Site is subject to a Full Detailed Planning Application. At this juncture it has not been possible to determine the application at the planting Direction issued by Welsh Government on *25 March 2021 (see Paragraph 2.9 of our Matter 12 Hearing Statement) in addition, during the Examination Hearings, the matter of Phospatrates roses ue that needed be addressed for everathe preferred Allocations within the Plantis matter is considered further below.

Phosphates

- 1.4 The proposed Allocation pistentially impacted by the developments that took place during the Examination concerning Phosphates. As a result, the Applicate to this Site has been working with the Council to establish any mitigation that may be reduced posed development to proceed.
- In conjunction with the Council and their advisors, the applicant has identified options that will fully address the matter of phosphates and will ensure this Site abbetiges. Neutrality The applicant and the Council expect to be in a position to agree a subetige which will allow this aspect of the application to progress.

Conclusion

1.6 supports the delivery time scales set out within MAC074. Furthermore,
(in conjunction with the Council and their advisors) are satisfied there is more than one solution concerning phosphates for this Site and this aspect will notrirtheadetivery time scales which supportPolicy IN1. Suse afit

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Land between Holywell Road and Green Lane, [FW topsosed Housing Allocation HW]1.

Delivery Statement

Background

- 1.1 This Delivery Statement supports representations to the Matters Arising Consultation (MACs), providing an updated position flow above Site, on behalf of our client,
- 1.2 The Hearing Statement submitted in April 2024 ation to Matter 12 remains relevant in terms of demonstrating this Site is a suitable housing Site and critically is deliverable. This is further evidenced within the Statement of Common Ground (SoCG) prepared by Flintshire County Council the landowners and the preferred developer, . The SoCG confirmed the various technical investigations that have been completed for the Site and matters such as the development trajectory and infrastructure requirements.
- 1.3 During the Examination Hearings, the matter of Phosphates becissue that need be addressed for severafithe preferred Allocations within the Ptairs matter is considered further below.

Phosphates

1.4 Having reviewed the data maps that are produced by Welsh Government, this Site can be 'screened out' as not likely to have a significant effect on a river SAC in relation to phosphorus inputs as there is unlikely to be a source of additional phosphorus or pathway for impacts.

Landat Ash Lane, Haward Proposed Housing Allocation H811.