



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

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If you are objecting to a		

MAC which (is
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you think it
fails?

A separate form should be completed for each representation that you wish to make.

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

Gwernaffield Road [Proposed Housing Allocation HN1.6]

Delivery Statement

Background

- 1.1 This Delivery Statement supports representations to the Matters Arising Consultation (MACs), providing an updated position for the above Site on behalf of our client, ().
- 1.2 The Hearing Statement submitted in April 2021 in relation 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 due to a holding 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 Phosphates is an issue that needed to be addressed for several of the preferred Allocations within the Plan. This matter is considered further below.

Phosphates

- 1.4 The proposed Allocation is potentially impacted by the developments that took place during the Examination concerning Phosphates. As a result, the Applicant (or Developer) for this Site has been working with the Council to establish any mitigation that may be required for proposed development to proceed.
- 1.5 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 achieves Neutrality. The applicant and the Council expect to be in a position to agree a scheme which will allow this aspect of the application to progress.

Conclusion

- 1.6 The Applicant (or Developer) 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 not impact the delivery time scales which support Policy HN1. Use of it h o

Land between Holywell Road and Green Lane, Proposed Housing Allocation HW1.

Delivery Statement

Background

- 1.1 This Delivery Statement supports representations to the Matters Arising Consultation (MACs), providing an updated position for the above Site, on behalf of our client, .
- 1.2 The Hearing Statement submitted in April 2021 in relation 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 was an issue that needed to be addressed for several of the preferred Allocations within the Plan. This 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.

Land at Ash Lane, Haward Proposed Housing Allocation H01.