



Penderfyniad ar yr Apêl

Ymchwiliad a gynhaliwyd ar 26/04/16-27/04/16
Ymweliad â safle a wnaed ar 28/04/16

gan Siân Worden BA DipLH MCD
MRTPI

Arolygydd a benodir gan Weinidogion Cymru
Dyddiad: 20/06/16

Appeal Decision

Inquiry held on 26/04/16 – 27/04/16
Site visit made on 28/04/16

by Siân Worden BA DipLH MCD MRTPI

an Inspector appointed by the Welsh Ministers
Date: 20/06/16

Appeal Ref: APP/A6835/A/15/3137719

Site address: Land at Issa Farm, Mynydd Isa, Flintshire

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Bloor Homes (Northern) Ltd against the decision of Flintshire County Council.
 - The application Ref 053208, dated 28 January 2015, was refused by notice dated 20 October 2015.
 - The development proposed is the construction of 59 dwellings including affordable, associated open space, access, drainage and infrastructure.
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Application for Costs

1. At the Inquiry an application for costs was made by Bloor Homes (Northern) Ltd against Flintshire County Council. This application is the subject of a separate Decision.

Decision

2. The appeal is allowed and planning permission is granted for the construction of 59 dwellings including affordable, associated open space, access, drainage and infrastructure at land at Issa Farm, Mynydd Isa, Flintshire in accordance with the terms of the application, Ref 053208, dated 28 January 2015, and the plans submitted with it, subject to the conditions set out in Schedule 1 at the end of this document.

Main Issues

3. I consider that the main issues in this case are:
 - the effect of the proposed development on the character of the open countryside, and
 - whether there is a 5 year supply of housing land and, if not, whether any detriment to the open countryside would be outweighed by the need to increase housing supply.
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Reasons

4. It is common ground that the appeal site is outside the settlement boundary defined in the Flintshire Unitary Development Plan (UDP) and thus contrary to UDP Policy GEN3¹. The principle of UDP Policy GEN3, that is the protection of the open countryside from development, is consistent with Planning Policy Wales² which recognises that it should be conserved for its many values and landscape resource. PPW also advises, however, that the need to conserve these attributes must be balanced against the needs of local communities.

Character of the open countryside

5. The appeal site lies directly behind existing residential development to the north of Bryn Road. The land slopes down from the south and there are extensive, distant views to the north; on the morning of the site visit the Anglican Cathedral in Liverpool was clearly visible. The site is a roughly rectangular plot, which is mostly used as grazing, with a rudimentary field shelter and small manège against the boundary. As fields go it is functional rather than picturesque but surrounding occupiers no doubt value the absence of development there and the rural character.
6. The appellant has submitted a Landscape and Visual Impact Appraisal (LVIA). This concludes that the appeal site has low to medium landscape character sensitivity, low landscape value and ordinary landscape quality with poor elements³. The LVIA's visual summary is that only one of the eight representative viewpoints selected, namely that from dwellings directly adjacent to the site, would potentially experience high impacts. In addition views from the nearby public footpath would be heavily filtered by trees and restricted to small openings in the landscape; the proposed development would be less visible or obtrusive than the existing residential development including the apartments at Llys y Craig.
7. The Council engaged an independent landscape architect to assist in its assessment of the proposed scheme by reporting on the appellant's LVIA. She pointed out some shortcomings, such as a lack of photomontages or assessment of the impact of lighting, and differences in judgement, including the magnitude of change from View 6. Overall she was satisfied that, although the effects would be slightly greater in the winter months than assessed, subject to mitigation the site could accommodate new development with low landscape and visual impact to the open countryside. Her concerns with regard to the landscape mitigation scheme were later redressed by the appellant.
8. The Council's position at the inquiry was that it did not entirely agree with the independent landscape architect. Its assessment was that, due to the relationship with the ridge, the proposed development would be seen more in the context of the open land to the north than in the context of Mynydd Isa. Overall it considered that the proposal would result in a significant degree of urban sprawl beyond the ridge line, extending the village out to the north in a manner which would be harmful to the character of the surrounding countryside.

¹ Statement of Common Ground (Planning) paragraph 6.10

² PPW paragraph 4.6.4

³ LVIA paragraph 9.1

9. The appeal site was allocated for residential development in the deposit version of the UDP. The UDP inspector found, however, that because of its location, shape, landscape and surrounding topography, it would be poorly related to the existing pattern of development and a significant incursion into the rural area. She thus deleted the allocation and redrew the settlement boundary to exclude the site, considering that the UDP's countryside, wildlife and landscape policies would be robust enough to offer sufficient protection from development⁴.
10. The UDP inquiry took place in 2007 with the inspector's report being issued to the Council in May 2009. Since the UDP inspector made her decision in respect of the site there have been no changes to the built development in this part of Bryn-y-baal; it is possible, however, that hedges will have thickened and trees have reached a further level of maturity providing more of a filter to views. The UDP inspector's opinions are concisely expressed as is appropriate and realistic in the context of a development plan examination. It is not clear, however, on what evidence she was basing these. Whilst the assessment of landscape impact involves an element of judgement, the appellant's LVIA is detailed and methodical and the responses to it are similarly robust. A further consideration is the increased national policy emphasis in recent years on the provision of new housing which is explored in more depth elsewhere in this decision. In these circumstances the UDP inspector's assessment carries limited weight.
11. My own assessment of the impact of the proposed development on the countryside, which has been informed by those of all other parties, is as follows. The appeal site is wrapped around by existing development on two sides. When seen in plan view a majority of the site, perhaps two thirds, appears to be projecting into the open countryside in the form of a large triangle of land. The existing development at Parc Issa lies further out along Bryn Road and also extends northwards for some distance into the countryside. On the ground, therefore, the effect of this relationship would be that from several public viewpoints the proposed development would be framed by and set against existing residential development.
12. When walking northwards along the public footpath to the west of Bryn-y-baal, for example, the proposed dwellings would be seen running down the slope and extending the settlement well beyond the apartments which mark its existing outermost point⁵. From midway across the first field existing dwellings start to appear behind the appeal site and, by the first hedgerow⁶, it is wholly set against existing development. The new dwellings proposed would be at a similar level to many of the existing houses and would thus obscure them from view. Whilst the proposed development would bring the settlement edge closer to the public footpath, the general outlook from much of it would not be greatly altered. To my mind the increased extent of the settlement would not be clearly apparent or seen to intrude significantly into the surrounding countryside from most viewpoints. That the public footpath is a feeder for a long distance path does not, to my mind, make it significantly more susceptible to change.
13. In addition, the countryside here is typified by hedgerows, many including mature trees, which filter views. The landscaping scheme proposed would supplement the

⁴ Inquiry Core Document 7, paragraphs 11.78.2. & 11.78.3.

⁵ M Ellis, Proof of Evidence, Appendix 5, photograph 1, LVIA V2

⁶ LVIA V3

existing site boundaries with additional planting and would reduce the effect of the proposed development, including at those times of year when trees and shrubs are not in full leaf. Views would remain those of dwellings seen through a filter of hedgerow and trees, more or less visible dependent on the season.

14. Another public viewpoint would be from Bryn-y-baal Road close to where it crosses the A494. Although the proposed development would be visible and would jut out into the countryside, at this distance I do not consider that it would be seen as a considerable extension of the settlement or a significant change to the view.
15. In conclusion on this matter, the proposed development would fundamentally change the character of the appeal site itself from greenfield, agricultural land to a residential development. As a result of its proximity and relationship to existing, modern housing; its limited visibility in the wider area; and its modest extent I do not consider, however, that it would represent a significant encroachment into the surrounding countryside. The character of that countryside would not, therefore, be considerably altered and the proposed development would not be inconsistent with paragraph 4.6.4 of PPW which states that, in line with sustainability principles, the conservation of the countryside should be balanced against the economic, social and recreational needs of local communities.

Five year housing supply

16. The plan period of the Flintshire Unitary Development Plan ended in 2015. Whilst it remains the development plan until superseded by an adopted local development plan, parts of it may be out of date. Planning Policy Wales (PPW) states that it is for the decision maker to determine whether policies are outdated for the purposes of determining a planning application⁷. Where relevant development plan policies are considered outdated there is a presumption in favour of proposals in accordance with the key principles and key policy objectives of sustainable development⁸.
17. Technical Advice Note 1 – *Joint Housing Land Availability Studies* (TAN1) is also relevant to this case. The latest Joint Housing Land Availability Study⁹ (JHLAS) for Flintshire, which has a base date of April 2014, demonstrated 3.7 years of housing land supply. In addition, as the UDP is beyond its end date the Council will be unable to produce a JHLAS to evidence any land supply until a replacement adopted LDP is in place. In circumstances where there is not a five year supply TAN1 instructs that the need to increase the housing supply should be given considerable weight when dealing with planning applications provided that the development would otherwise comply with development plan and national planning policies¹⁰.
18. Mynydd Isa, of which Bryn-y-baal is a part, is identified in the UDP as a Category B settlement where growth between 8% and 15% is proposed. The Settlement Growth Schedule¹¹ shows that, taking account of completions, commitments and allocations,

⁷ PPW paragraph 2.8.4

⁸ PPW paragraph 4.2.4

⁹ Inquiry Core Document 9

¹⁰ TAN1 paragraph 6.2

¹¹ Inquiry Core Document 16

Mynydd Isa has grown by only 7.2% during the plan period. The settlement boundary, which is drawn tightly round the developed area, is thus inconsistent with the level of growth identified for Mynydd Isa. I realise that construction will have been severely constrained by the recession, have noted the additional housing data submitted by third parties and am aware that the UDP inspector did not consider that the growth levels should be regarded as prescriptive. Nevertheless, in my judgement in this case, Policy GEN3 is now outweighed by the need to increase housing supply, including affordable housing, the lack of harm to the character and appearance of the surrounding area and the presumption in favour of sustainable development.

19. The appellant has drawn my attention to an appeal case in Ewloe¹². The development proposed was 41 dwellings on a site in agricultural use located immediately adjacent to, and outside of, the settlement boundary. There are clear similarities, therefore, with the case before me although the Ewloe site appears to have been more enclosed by existing housing than the one here; the effect of the proposed scheme on the open countryside was not identified as a main issue. That difference, however, has little bearing on the conclusions of the Ewloe inspector. On noting the significant shortfall in housing delivery during the UDP period he considered that, had the Council released additional sites in order to increase housing land, these would in all probability have been greenfield sustainable urban extensions. I agree this does not mean that any or all greenfield sites should be developed but, generally, the finding supports my conclusion that the Mynydd Isa settlement boundary, which Policy GEN3 enforces, no longer has currency.

Other matters

20. The proposed development would have several benefits including the provision of both market and affordable housing, regardless that this latter is a policy requirement, in a County where there are acknowledged deficiencies in the supply of both. I recognise that although defined as affordable, some such housing may still be outside the budget of many aspiring home owners. The play area and other open space within the proposed scheme amounts to infrastructure which is required to meet the needs of future occupiers even though it will also be available to existing residents of the area. As such I do not regard it as a benefit of the development.
21. The proposed development would be most clearly visible from the dwellings and gardens surrounding the appeal site. I appreciate that nearby occupiers, several of whom purchased their properties because of the open views from them, would prefer to see the existing field rather than the housing development proposed. The proposed scheme has, however, been thoughtfully laid out with, in the main, gardens adjacent to existing gardens. The sloping land and orientation of the dwellings would ensure that the distant vista was not completely obscured whilst the landscaping scheme would augment the existing perimeter trees and hedgerows with additional planting. Whilst the newly-planted trees would take many years to reach maturity, the use of extra heavy standards would ensure that there was some immediate filtering and structural effect.
22. Following comments from the Council the appellant submitted a revised Transport Assessment (TA). I am content that appropriate data was used and a suitable methodology followed. The assessment concluded, amongst other matters, that the

¹² APP/A6835/A/14/2220730

proposed development would not have a material impact and would be able to be accommodated on the local highway network. Furthermore, there was no evidence to suggest that the proposals would have an adverse effect on road safety or the number of accidents in the vicinity. I have noted that the highways authority was satisfied by the revised TA and its conclusions and have no reason to disagree with that position.

23. Concerns have been raised in respect of drainage. Dŵr Cymru has confirmed there would be capacity for foul flows from the site subject to connection to a particular manhole and upgrading to pumps at the Parc Issa pumping station; such works would be funded by the developer. The pumping station has been designed to accommodate a much larger catchment area than it is currently dealing with. Following clarification in respect of an aspect of the appellant's submitted Flood Consequences Assessment, Natural Resources Wales had no objection on the grounds of surface water, subject to a condition requiring the approval of a scheme for its management.
24. My attention was drawn to a potential alternative site close by in New Brighton. I heard at the inquiry, however, that, unlike the appeal site, this is located in one of the County's green barriers. These are identified in the UDP to safeguard the surrounding countryside from further encroachment and to prevent neighbouring villages from merging.
25. In order to encourage pedestrian traffic through the proposed development and easy access to the new play area, the appellant has indicated a footpath from the site into Llys-y-Graig¹³. As this would traverse privately-owned land outside the appeal site it could not, however, be provided without the full agreement of those landowners. I have given no weight to the provision of the path in reaching my decision.
26. The North Wales Estate and Development Company was promoting an alternative site in Mynydd Isa as a housing allocation. I do not consider, therefore, that its objections¹⁴ to the appeal site, which were considered during the UDP examination, carry much weight in support of the Council's position.

Conditions

27. In the light of Circular 16/2014 *The Use of Planning Conditions for Development Management* (the Circular) I have imposed conditions as discussed at the inquiry and as largely agreed by the parties. The two year commencement condition will ensure that the construction of the site gets underway promptly. Whilst conditions requiring the completion of the whole of a development should not normally be imposed as they are difficult to enforce¹⁵, the Circular advises that conditions should encourage developers to commence development as soon as possible through phasing¹⁶. Since the proposed development has been justified on the contribution it will make to the housing supply it is necessary for there to be some assurance dwellings will be delivered, not only that development will commence. A phasing plan will enable this but I have amended the condition suggested by the Council to omit the reference to the completion of dwellings.

¹³ Landscape Layout drawing number 01 revision C

¹⁴ M Ellis, Proof of Evidence, Appendix 7

¹⁵ The Circular paragraph 3.9

¹⁶ Ibid paragraph 1.5

28. The other conditions imposed will protect the living conditions of surrounding occupiers, including during the construction period; the appearance of the new development and the surrounding area; and the habitat of breeding birds and other ecological interests. A raft of highway conditions covering the access point, length of driveways, parking and turning areas, the design, layout and traffic calming of internal roads, and the prevention of surface run-off are all required to protect highway safety both within the proposed development and on the surrounding roads. For clarity I have included the provision of turning and parking areas within the general estate roads condition.
29. In respect of the construction traffic management plan I have stipulated, rather than preferred, that the gates should be set back by 12m in order that delivery vehicles do not park or wait outside of existing dwellings. It was suggested by local residents that the peak times to be avoided by construction traffic should include the afternoon period when pupils are leaving school. I heard at the inquiry that such a restriction might have the disadvantage of vehicles waiting elsewhere in the village. It would be up to the Council as the body approving the construction traffic management plan as to whether, on the advice of its highways officers, it included the school closing period as a peak time.
30. Conditions in respect of surface water disposal, foul drainage and site investigation are necessary to safeguard the area against flooding, pollution and contamination. The improvement of bus stops and implementation of travel strategies will encourage the use of other modes of transport than the car and are in the interests of sustainable development. It is not necessary, however, to include a reference to a S278 Agreement. As well as enhancing the site, the landscaping conditions, including those relating to the protection of existing trees, will preserve the character and appearance of the surrounding countryside and protect the amenity of nearby occupiers.
31. The appellant has submitted a signed planning obligation through which it undertakes to provide affordable housing and an equipped play area on the site and to make contributions towards the provision of primary and secondary education at local schools. These provisions meet the tests set out in regulation 122(2) of The Community Infrastructure Levy Regulations 2010 in that they are necessary to make the development acceptable, directly related to it, and fairly and reasonably related in scale and kind. I have no evidence that the school contributions would result in five or more obligations having been entered into for the same provision; the planning obligation would thus also comply with regulation 123(3). I can therefore give the planning obligation considerable weight in reaching my decision.

Planning balance and conclusions

32. By reason of the shortfall in housing provision and limited growth of the settlement during the UDP period, which is now ended, Policy GEN3 and the defined settlement boundaries have limited weight. In these circumstances PPW¹⁷ provides a presumption in favour of proposals which would be in accordance with the principles and objectives of sustainable development.
33. The purpose of the presumption in favour of sustainable development is to ensure that social, economic and environmental issues are balanced and integrated in taking

¹⁷ PPW paragraph 4.2.4

decisions on individual planning applications¹⁸. The proposed development would have a social benefit in providing new housing, particularly affordable dwellings. It would also have economic advantages through creating jobs during the construction period and providing some additional on-going custom for local businesses. The site would have good access to Bryn-y-baal and Mynydd Isa where there is a range of everyday services including public transport. Some facilities, such as the doctors' surgery and a pub, have been lost in recent years and I heard that local schools are almost full. Nonetheless, whilst not sufficient to provide for all day-to-day needs the local services are of a level commonly found in villages of this size which are fairly close to larger settlements. Taking into account my conclusion that it would not cause harm to the landscape, the proposed development would not result in significant detriment to environmental interests. All things considered, it would be sustainable development and could thus be located outside of the outdated settlement boundary.

34. In addition there is not a five year supply of housing land in the County. TAN1 thus requires that the need to increase the housing supply should be given considerable weight in dealing with schemes such as the one before me now. I have found that the proposed development would not harm the surrounding countryside to any significant extent. In any event, the substantial weight which can be given to the addition of 59 dwellings to the County's housing supply would outweigh any harm.
35. I have taken all the matters raised into account in reaching my decision. For the reasons given above I conclude that the appeal should be allowed.

Síán Worden

Inspector

¹⁸ PPW paragraph 4.2.2

Schedule 1 - Conditions

- 1) The development hereby permitted shall begin not later than two years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in Schedule 2 – Approved Plans.
- 3) Prior to the commencement of development a phasing plan for the construction of the dwellings hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved phasing plan.
- 4) Prior to the commencement of development a detailed scheme for the disposal of surface water shall be submitted to and approved in writing to the local planning authority. The scheme shall be implemented in accordance with the approved details unless any variation is first agreed in writing by the local planning authority.
- 5) Prior to the commencement of development a detailed scheme for the formation and construction of the means of site access shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details. The approved access shall be provided prior to the commencement of any other works on the site.
- 6) The front of the garages hereby approved shall be set back a minimum distance of 5.5m behind the back of the footway line or 7.3m from the edge of the carriageway in the case where the crossing of a grass service margin is involved.
- 7) Prior to the commencement of any site works, a Construction Traffic Management Plan shall be submitted to, and approved in writing by, the local planning authority. The approved Construction Traffic Management Plan shall provide details of:
 - Contact name and numbers of personnel responsible for adherence to and monitoring of the plan;
 - Contact names and numbers for any site-related enquires including out of office times;
 - Anticipated duration of the works;
 - Proposed signage types and locations;
 - Position of gates incorporating a set-back of 12m to allow a delivery vehicle to park/wait;
 - The access and egress route with appropriate traffic monitoring in order to control traffic movements;
 - Measures of avoiding depositing mud, dust or other debris onto the highway by incorporating wheel wash and dust suppression equipment;
 - The timing of deliveries and main construction traffic arrivals and departures to avoid peak times;
 - Working hours;
 - Site notices informing construction workers and other site operatives of agreed working hours;
 - The parking of vehicles of site operatives and visitors;
 - Loading and unloading of plant and materials;
 - Storage of plant and materials used in constructing the development;

- The development shall be carried out in accordance with the approved Construction Traffic Management Plan unless otherwise agreed in writing with the local planning authority.
- 8) Prior to the commencement of any works on site a detailed scheme for the internal estate roads including layout; turning and parking areas other than within dwelling plots; design; means of traffic calming and signing; surface water drainage; street lighting; and construction shall be submitted to and approved in writing by the local planning authority. The approved scheme shall also include a timetable for the implementation of the works. The development shall be carried out in accordance with the approved scheme unless any variation is first agreed in writing by the local planning authority.
 - 9) Prior to the commencement of development details of means to prevent the run-off of surface water from any part of the site onto the highway shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details unless any variation is first agreed in writing by the local planning authority.
 - 10) Prior to the commencement of any site works a detailed scheme for the improvement of the bus stop facilities on Bryn Road shall be submitted to and approved in writing by the local planning authority. No dwelling on the development hereby approved shall be occupied until the bus stop facilities have been provided and approved by the local planning authority.
 - 11) No dwelling on the development hereby approved shall be occupied until a Full Travel Plan and Transport Implementation Strategy has been submitted to and approved in writing by the local planning authority. The approved plan and strategy shall be implemented in full.
 - 12) Notwithstanding the approved plans no development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.
 - 13) All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping on drawing no. 1579 03A shall be carried out in the first planting and seeding seasons following the commencement of the development and any trees or plants which, within a period of five years of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless otherwise agreed in writing by the local planning authority.
 - 14) Prior to the commencement of any works on site a scheme for the protection of the trees and the methods of construction shall be submitted in writing for approval by the local planning authority. The scheme shall be in accordance with the submitted Arboricultural Impact Assessment and Method Statement. The agreed construction methods and tree protection measures shall be implemented prior to the commencement of any site works and retained for the duration of the construction period.
 - 15) No hedge removal or scrub clearance shall take place within the bird breeding season (March — August) unless otherwise agreed in writing by the local planning authority.

- 16) Details of the proposed materials shall be agreed in writing with the local planning authority prior to their incorporation into the fabric of any building.
- 17) Notwithstanding the provisions of Classes A and B of Part (1) of the Town & Country Planning, Wales (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by the said classes shall be carried out without further grant of a planning permission from the local planning authority in respect of the dwellings hereby approved.
- 18) Prior to the commencement of development details of the existing and proposed finished floor levels of the dwellings and garden areas hereby approved shall be submitted for approval in writing to the local planning authority. The development shall be constructed in accordance with the approved details unless any variation is first agreed in writing by the local planning authority.
- 19) No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority beforehand. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted, including measures to verify the approved works, shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures prior to occupation of any dwelling.

If during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination and subsequent verification details shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.
- 20) No development shall commence unless and until a scheme has been submitted and approved in writing by the local planning authority for reinforcement works to the Welsh Water/Dwr Cymru Park Issa pumping station. This shall include the upgrading of the existing pumps or the installation of new pumps which will enable a pumped discharge rate of up to 6 litres/second. The development shall not be occupied until the scheme has been completed in full in accordance with the approved details.
- 21) The foul sewer connection shall be made at Manhole SJ26641801 unless otherwise agreed in writing with the local planning authority.
- 22) The recommendations as set out in Section 7 of the Ecological Assessment by TEP Version 2 January 2015 shall be implemented and the relevant schemes submitted to the local planning authority for approval in writing prior to the commencement of any site clearance works.
- 23) Prior to the commencement of development a lighting scheme for both during construction and for the lifetime of the development shall be submitted for approval in writing by the local planning authority. The approved scheme shall be implemented in accordance with the approved scheme unless otherwise agreed in writing.

Schedule 2 – Approved Plans

Site location plan (dated 9.7.15)	BLOOR022/LP
Proposed site layout	Bloor022/01 P10
Planting strategy	1579 03 A
Landscape layout	1579 01 Rev C
The Earlswood 4 bedroom brick - floor plans and elevations	417.C PLO1 B
The Earlswood 4 bedroom brick/render - floor plans and elevations	417.C PLO2 B
The Astley 4 bedroom brick - floor plans and elevations	412.C PLO1 B
The Astley 4 bedroom render - floor plans and elevations	412.C PLO2 B
The Clifton 4 bedroom brick - floor plans and elevations	411.C PLO1 B
The Clifton 4 bedroom brick/render - floor plans and elevations	411.C PLO2 B
The Whitfield 3 bedroom brick - floor plans and elevations	313.C PLO1 C
The Whitfield 3 bedroom brick/render - floor plans and elevations	313.C PLO2 C
The Yarkhill 3 bedroom brick - floor plans and elevations	309.C PLO1 C
The Yarkhill 3 bedroom brick/render - floor plans and elevations	309.C PLO2 C
The Eastbury 4 bedroom brick/render - floor plans and elevations	407.C PLO2 C
The Eastbury 4 bedroom brick - floor plans and elevations	407.C PLO1 C
The Levant 4 bedroom brick/render - floor plans and elevations	201.C PLO2 B
The Levant 4 bedroom brick - floor plans and elevations	201.C PLO1 B
The Studland 3 bedroom render/brick - elevations	303.C PLO3 B
The Studland 3 bedroom brick - floor plans	303.C PLO1 B
The Studland 3 bedroom brick - elevations	303.C PLO2 B
Single Garage 2286 Opening Side Gable	G01(SG)01 D
Double Garage 2286 Opening Side Gable	G02(SG)01 D

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Ruth Stockley of Counsel

She called

Matthew Ellis BA(Hons) Urban Vision
MA MRTPI

FOR THE APPELLANT:

Richard Kimblin QC

He called

Phil Wooliscroft Croft Transport Solutions

Kit Patrick BA(Hons) Director, TPM Landscape
DipLA CMLI

Owen Jones BA(Hons) Executive Director, Boyer Planning Ltd
DipTP MSc MRTPI

INTERESTED PERSONS:

Peter Sherman Local resident

Roger Madders Secretary of BRAND and local resident

John Yorke Local resident

Dai Jenkins Argoed Community Councillor

Cllr Hilary McGuill Flintshire County Councillor

John Yates FLUNC

Sara Parker Flintshire County Councillor

Peter Naylor Local resident

Raymond Leigh Local resident

Denise Griffiths Local resident

DOCUMENTS

Copies of statements made by R Madders, J Yorke, D Griffiths, Cllr H McGill

Updated version of Transport Assessment

Finalised Statement of Common Ground

Signed unilateral undertaking

List of suggested conditions

List of approved documents and plans agreed by parties

Richborough Estates