

## **NORTHOP COMMUNITY COUNCIL**

### **Minutes of a Special Meeting of Northop Community Council held at the Memorial Institute, Northop on Tuesday 27 May, 2014.**

**PRESENT:** John Carlin (Chairman), Haydn Bateman, Marion Bateman (Vice-Chairman), Linda Deane, Pauline Lawton-Hughes, Rob Mackey, Geoff Pierce, John Roberts, Alan Watkin, and the Clerk.

Members of the public were also present.

**APOLOGIES** – Councillors Joanne Millar, Chris Ruddle, Tony Sharps and Jos Wynne-Williams.

#### **1. DECLARATIONS OF INTEREST**

No Declaration of Interests were made.

#### **2. FLINTSHIRE LOCAL DEVELOPMENT PLAN (FLDP) – CANDIDATE SITES**

The Council considered the schedule of sites compiled by both village sub-committees along with the Policy Statement drafted by Cllr. John Roberts. Cllr. Rob Mackey proposed the approval of a single motion adopting the Policy Statement (with its Appendix schedule of sites and summary plans) to support the 32 Candidate Site Submission Forms.

The Policy Statement encapsulated the Members' view that the Community had reached an optimum size for a sustainable rural community which had accepted its fair share of new development in recent decades. The Sychdyn sub-committee had therefore not offered any new sites for development but undertook to respond to any that may be proposed. The Northop sub-committee had proposed sites already allocated for development under the Unitary Development Plan as in-fill. The vast majority of the identified Candidate Site were proposed for protection. Each Candidate Site was considered in turn with only minor amendments requiring to be actioned by the Clerk.

The Council heard that a Candidate Site between Sychdyn and New Brighton had been proposed for housing development. The Council agreed that such a development within the Green Barrier would be unwelcome and would risk coalescence of the two settlements.

The Council unanimously approved the single motion that encompassed:

- adopting the draft Policy Statement on Candidate Sites for inclusion in the FLDP along with the site schedule and summary plans for the villages of Northop and Sychdyn
- the submission of 32 Candidate Sites for inclusion in the FLDP, supported by the Policy Statement.

The Clerk would complete the submission process before the deadline of 5pm on Friday 30<sup>th</sup> May 2014.

Cllr. Marion Bateman informed the Council that in her capacity as the local County Council member she would write to Flintshire County Council supporting the Community Council's Candidate Site submissions.

The Chairman and Members thanked Cllrs. John Roberts and Rob Mackey for their detailed work in co-ordinating the Policy Statement, the schedule of sites and completion of the submission forms.

During the Council meeting Mrs. Fran Hulbert called for the reconsideration of the land adjacent to Vownog (HSG1 (38)) allocated for housing development under the Unitary Development Plan process.

**IN ACCORDANCE WITH NORTHOP COMMUNITY COUNCIL'S  
CODE OF CONDUCT**

<b>COUNCIL MEETING</b>	<b>DATE: 27<sup>TH</sup> MAY 2014</b>
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<b>MEMBER</b>	<b>ITEM</b>	<b>MIN. NO. REFERS</b>
	None.	

**Northop Community Council**  
**Policy Statement on Candidate Sites for inclusion in the**  
**Flintshire County Council Local Development Plan**

Northop Community Council is a democratically elected statutory body representing the distinct and physically separate Flintshire villages of Northop and Sychdyn. The Community Council has given careful thought to the County Council's emerging Local Development Plan and, in particular, to the current call for candidate sites to be considered for inclusion within that plan.

The Community Council's initial concern has been to identify sites in both the villages it serves which provide significant community benefit - and which need protection as such within the plan. There are a number of these and relevant details are provided on the appropriate submission forms which accompany this policy. The Council would point out, however, that it has limited administrative and financial resources, and the level of detail we have been able to provide in the submissions is reflective of these limitations.

In summary, the Council would wish to see a number of sites in the community protected from development in the LDP. There are a range of reasons for these recommendations. In some cases it is to enshrine existing open and recreational space for community use. In others it is to protect wildlife, the environment or the historic context. In further cases the Council seeks to prevent allocations which it considers would be inappropriate on planning grounds. The sites are set out in detail in an appendix to this policy.

The Council is confident the County Council as Local Planning Authority will recognise the key contribution these sites collectively make to the health, well being and amenity of the two villages. It is also confident that those areas currently designated as green barrier in the UDP will continue to be accorded this status in the LDP.

Turning to the wider question of the future development of the two communities, the Council believes that both the existing villages have reached an optimum size for a sustainable rural community. Both are able to support a village school, an all purpose shop/post office and a public house, all in a desirable physical and environmental setting with ready access to open countryside and a network of well used public rights of way.

The Council believes that any extension of the current village settlement boundaries, as delineated in the existing UDP, would inevitably change the character of communities which, over the last thirty to forty years, have accepted their fair share of new development. If the villages are to retain their essentially rural ambience which, together with the very easy access to the road transport network, makes them such popular places to live, then the quality of life within them would be considerably diminished.

The Council is mindful that the 8.8% increase in the housing capacity for Sychdyn agreed in the UDP has yet to be developed. Concerns remain that this additional allocation on a greenfield site was not fairly subjected to sequential testing. The additional UDP allocation for Northop has been developed and the Council feels that this has taken the village to its maximum in terms of desirable capacity.

The Council believes there is strong support for its position on development within the two communities. Indeed, a petition against development off Ffordd Eldon in Sychdyn (HSG 1 53), on land subsequently included in the village settlement boundary by the UDP, was supported by over 450 local people. Significantly, no development proposal has yet come forward.

The Council is strongly in support of the allocation of existing green barrier land on the boundaries of both communities and this should be at least retained at that level. It is noted that not all land on the outskirts of the villages has this designation, presumably because the question of settlement coalescence in some directions isn't considered to be a relevant factor. The Council believes that further consideration should be given to the extension of green barrier designation around each village settlement boundary to protect the integrity of both communities.

The Council is strongly supportive of the designation in the UDP of a significant section of Northop village centre as a conservation area. It is essential that this designation be retained in the LDP. Similarly, the ancient earthwork of Wat's Dyke is an historically important feature which also needs to be protected and acknowledged as such within the plan.

The Council recognises the County Council's wider responsibilities to plan a sustainable future for Flintshire and to meet Welsh Government directives. However, this Council believes that the villages of Northop and Sychdyn have reached an appropriate and sustainable level of development which properly and fairly contributes to Flintshire's enviable reputation as a place to live and work.

The formulation of the LDP is a complex process which needs to consider the merit of development proposals in the context of a mix of economic, social and environmental variables and aspirations. It would not be sensible in the absence - at this stage - of any firm proposals for change, for the Community Council, with the very limited resources at its disposal, to now put forward a more detailed justification for its position. However, there is research and data available which underpins the Council's position and which can be updated and further developed if necessary.

In summary, we believe the areas we have highlighted in the accompanying submission forms merit special consideration and protection in two communities which currently provide the right balance of housing and related facilities in a pleasant rural environment valued by its people.

27.5.2014

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**Northop Community Council's Candidate Sites for Allocation in the Local Development Plan**

NORTHOP WARD

	Grid Ref	Preferred use	Reasoning
N 1. Land at Ysgol Owen Jones including the barrier strip and play area and environmental area	SJ240686	Retain existing use School land recreational /school sports	<ul style="list-style-type: none"> <li>• Outdoor teaching</li> <li>• Essential provision in community</li> <li>• Maintain protection of wildlife, habitats and the environment</li> </ul>
N 2. Land Ffordd Glyndwr	SJ240684	Retain existing use Public green space	<ul style="list-style-type: none"> <li>• Community value</li> <li>• Maintain protection of wildlife, habitats and the environment</li> <li>• High visual value</li> <li>• Potential community garden</li> </ul>
N 3. Land at the top of Church Road on left (backs onto the sewerage works and includes a public footpath)	SJ248685	Retain existing use Agricultural/green barrier GEN4(6)	<ul style="list-style-type: none"> <li>• Grazing/arable (food production)</li> <li>• Maintain protection of wildlife, habitats and the environment</li> <li>• Development of this site for housing would represent a significant increase in the size of the village that has already been overburdened with new housing under UDP</li> </ul>
N 4. Land at the top of Church Road on right (backs onto Park View)	SJ249685	Retain existing use Agricultural	<ul style="list-style-type: none"> <li>• Grazing (food production)</li> <li>• Maintain protection of wildlife, habitats and the environment</li> <li>• Retain village envelope</li> </ul>

N 5. Land off Connah's Quay Road on left before the bridge	SJ250684	Retain existing use Agricultural	<ul style="list-style-type: none"> <li>• Grazing (food production)</li> <li>• Maintain protection of wildlife, habitats and the environment</li> <li>• High visual value</li> <li>• Retain village envelope</li> </ul>
N 6. Land off Connah's Quay Road on right before the bridge (3 fields)	SJ250683	Retain existing use Agricultural	<ul style="list-style-type: none"> <li>• Grazing (food production)</li> <li>• Maintain protection of wildlife, habitats and the environment</li> <li>• High visual value</li> <li>• Retain village envelope</li> <li>• Development of this site for housing would represent a significant increase in the size of the village that has already been overburdened with new housing under UDP</li> </ul>
N 7. Northop Golf Club – all land	Entrance at SJ251681	Retain existing use Recreation/commercial	<ul style="list-style-type: none"> <li>• Recreation value</li> <li>• Maintain protection of wildlife, habitats and the environment</li> <li>• High visual value</li> <li>• Retain village envelope</li> <li>• Not for tourism development</li> </ul>
N 8. Land adjacent A55 slip road from J33a between golf course and Wared Wood	SJ254678	Retain existing use Agricultural	<ul style="list-style-type: none"> <li>• Grazing (food production)</li> <li>• Maintain protection of wildlife, habitats and the environment</li> <li>• Development of this site for housing would represent a significant increase in the size of the village that has already been overburdened with new housing under UDP</li> <li>• High visual value</li> <li>• Retain village envelope</li> </ul>
N 9. Glebe Field	SJ247684	Retain existing use Agricultural Conservation area L3(135)	<ul style="list-style-type: none"> <li>• Protection of a heritage site</li> <li>• Visual impact</li> <li>• Within conservation area</li> <li>• Historic value and community value</li> </ul>



			<ul style="list-style-type: none"> <li>• Grazing/food production</li> <li>• Retain village envelope</li> </ul>
N 10. Lower Soughton Hall; Land to south of main drive	Entrance at SJ244678	Retain existing use Agricultural	<ul style="list-style-type: none"> <li>• Grazing (food production)</li> <li>• Maintain protection of wildlife, habitats and the environment</li> <li>• High visual value</li> <li>• Retain village envelope</li> <li>• Heritage value</li> <li>• Development of this site for housing would represent a significant increase in the size of the village that has already been overburdened with new housing under UDP</li> </ul>
N 11. Land within triangle at Park Gate Farm	SJ241682	Retain existing use Agricultural	<ul style="list-style-type: none"> <li>• Grazing (food production)</li> <li>• Maintain protection of wildlife, habitats and the environment</li> <li>• Hydrological characteristics (flow attenuation)</li> <li>• High visual value</li> <li>• Retain village envelope</li> </ul>

<p>N 12. Triangle of land between The Green and Sychdyn Road up to Ty'n Caeau ('The Bog Field') (marked as 6 fields on OS map)</p>	<p>SJ240680</p>	<p>Retain existing use Agricultural</p>	<ul style="list-style-type: none"> <li>• Flood prevention, hydrological characteristics (water flow attenuation)</li> <li>• Grazing (food production)</li> <li>• Maintain protection of wildlife, habitats and the environment</li> <li>• Development of this site for housing would represent a significant increase in the size of the village that has already been overburdened with new housing under UDP</li> <li>• High visual value</li> <li>• Retain village envelope</li> <li>• Development of this site for housing would represent a significant increase in the size of the village that has already been overburdened with new housing under UDP</li> </ul>
<p>N 13. Old School Site</p>	<p>SJ240684</p>	<p>Retain existing use Residential development</p>	<ul style="list-style-type: none"> <li>• Brown field site</li> </ul>
<p>N 14. Land between The Green and Holywell Road up to Maes Celyn</p>	<p>West from SJ238685</p>	<p>Retain existing use Agricultural Green barrier GEN4(6)</p>	<ul style="list-style-type: none"> <li>• Grazing (food production)</li> <li>• Maintain protection of wildlife, habitats and the environment</li> <li>• Development of this site for housing would represent a significant increase in the size of the village that has already been overburdened with new housing under UDP</li> <li>• High visual value</li> <li>• Retain village envelope</li> </ul>

N 15. Land at Coleg Cambria west of School and St Peter's Park	SJ239687	Retain existing use Education/agricultural Green barrier GEN4(6)	<ul style="list-style-type: none"> <li>• Essential regionally important education and training</li> <li>• Grazing</li> <li>• Maintain protection of wildlife, habitats and the environment</li> <li>• Development of this site for housing would represent a significant increase in the size of the village that has already been overburdened with new housing under UDP</li> <li>• High visual value</li> <li>• Retain village envelope</li> </ul>
N 16. Land at back of Maes y Llan	SJ242688	Retain existing use Agricultural Green barrier GEN4(6)	<ul style="list-style-type: none"> <li>• Grazing/arable (food production)</li> <li>• Maintain protection of wildlife, habitats and the environment</li> <li>• Development of this site for housing would represent a significant increase in the size of the village that has already been overburdened with new housing under UDP</li> <li>• Prevent clustering around junctions</li> <li>• High visual value</li> <li>• Retain village envelope</li> </ul>
N 17. All of the land to the north/east of the A55		Retain existing use Agricultural Green barrier GEN4(6)	<ul style="list-style-type: none"> <li>• Reduce risk of coalescence</li> <li>• Prevent clustering around junctions</li> <li>• Maintain green barrier</li> <li>• Maintain protection of wildlife, habitats and the environment</li> </ul>
N 18. Cricket Club site	SJ245686	Recreation Green barrier GEN4(6)	<ul style="list-style-type: none"> <li>• Valuable community provision</li> <li>• Public open space</li> </ul>

N 19. All the land to the south of the A55 (bound by Cricket Club, A55, Sewage Works (5 Fields on map)	SJ245687	Retain existing use Agricultural Green barrier GEN4(6)	<ul style="list-style-type: none"> <li>• Grazing (food production)</li> <li>• Maintain protection of wildlife, habitats and the environment</li> <li>• Development of this site for housing would represent a significant increase in the size of the village that has already been overburdened with new housing under UDP</li> <li>• High visual value</li> <li>• Retain village envelope</li> <li>• Prevent clustering around junctions</li> </ul>
N 20. Church and churchyard	SJ244685	Retain existing use Church use/Conservation Area	<ul style="list-style-type: none"> <li>• Valuable community provision</li> <li>• Conservation Area</li> <li>• Church is a listed building within the Conservation Area.</li> </ul>
N 21. Allotment site	SJ242686	Retain existing use Allotments	<ul style="list-style-type: none"> <li>• Valuable community provision</li> <li>• Public open space</li> </ul>
N 22. Conservation area	SJ244684	Retain conservation area status	<ul style="list-style-type: none"> <li>• Important heritage site</li> <li>• Aesthetic and community value</li> </ul>

SYCHDYN WARD

S 1. Coronation Playing Field/Play area	SJ244666	Retain existing use	<ul style="list-style-type: none"> <li>• Essential community provision</li> <li>• Open space – designated in UDP (L3 156)</li> </ul>
S 2. Ysgol Sychdyn sports area	SJ 224665	Retain existing use	<ul style="list-style-type: none"> <li>• Outdoor teaching</li> <li>• Essential educational and community provision</li> </ul>
S 3. Playing Field adjacent to Tenant Farm	SJ247661	Retain existing use	<ul style="list-style-type: none"> <li>• Valuable community provision for sport and recreational</li> <li>• Open space</li> <li>• Retain as Green Barrier to protect against coalescence</li> <li>• Development of this site for housing would represent a significant and unacceptable increase in the size of the village</li> </ul>
S 4. Memorial Hall and grounds	SJ 243665	Retain existing use	<ul style="list-style-type: none"> <li>• Essential community provision</li> </ul>
S 5. Bowling Green and War Memorial	SJ 243664	Retain existing use	<ul style="list-style-type: none"> <li>• Sport and recreational</li> <li>• Open space</li> </ul>
S 6. Coed Andrew and adjacent field	SJ 243667	Retain existing use	<ul style="list-style-type: none"> <li>• Woodland, open space</li> <li>• Wildlife and environment</li> </ul>
S 7. Land at Bryn Hyfryd	SJ 244662	Retain as open space	<ul style="list-style-type: none"> <li>• Open space – L3 157 in UDP</li> </ul>
S 8. Wat's Dyke	SJ249662 – 238676	Protect line of ancient monument	<ul style="list-style-type: none"> <li>• Site of historic importance</li> </ul>
S 9. Land at top of Tan y Bryn	SJ244659	Retain as open space	<ul style="list-style-type: none"> <li>• Open space and recreation</li> </ul>

<p>S 10. Land north of settlement boundary described as Vownog on OS Map</p>	<p>SJ247668</p>	<p>Retain as agricultural land/open space Designate as green barrier</p>	<ul style="list-style-type: none"> <li>• Valuable open space</li> <li>• Development of this site for housing would be an unacceptable and significant increase in the size of the village</li> <li>• Loss of agricultural land</li> <li>• Loss of important area on environmental and wildlife grounds</li> </ul>
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