

**11.93. HSG1 - Bretton****Representation:**

Personal ID	Representation Number	Individual or Organisation	Stage of Plan	Object or Support	Conditional Withdrawal
2293	4624	Griffin Design	DEP	O	No

**Summary of Objection:**

Rep No	Summary
4624	Include site adjacent to Bretton Court Mews as housing allocation. Would contribute at least 10 low cost/affordable dwellings. Short distance from retail park in a sustainable location

**Key Issue:**

11.93.1. Whether the land should be allocated for housing.

**Conclusions:**

- 11.93.2. Bretton is a category C settlement with an indicative growth band of 0 -10%. The site would accommodate some 11 dwellings resulting in 20% growth. This would be substantially above the indicative levels for such settlements. Bearing in mind the small size of the settlement and the limited facilities available I see no reason to provide for such a level of growth. Further representations indicate that a minimum of 30% of the dwellings would be available as affordable homes. However, such an undertaking could not be guaranteed should ownership of the land change during the plan period. Furthermore, the level of affordable housing that will be provided through planning policies on land allocated in nearby Broughton, offer greater advantages in terms of sustainability. I do not consider the arguments put forward justify allocating this land for housing development.
- 11.93.3. My comments regarding amending the settlement boundary to include this land are to be found in GEN2 in Chapter 4.

**Recommendation:**

11.93.4. I recommend no modification to the plan.

**11.94. HSG1 - Broughton****Representations:**

Personal ID	Representation Number	Individual or Organisation	Stage of Plan	Object or Support	Conditional Withdrawal
477	615	Hawarden Estate	DEP	O	No
1119	1496	Anwyl Construction Company Limited	DEP	O	No
1119	1512	Anwyl Construction Company Limited	DEP	O	No
7411	18703	Development Securities Plc	DEP	O	No

**Summary of Objections:**

Rep No	Summary
615	Allocate land north of Main Road for housing; inadequate provision; logical extension; not set precedent; enable highway improvements and other benefits
1496	Allocate land to the west of the retail park for housing; suitable for development within Category B settlement

1512	Allocate land north of Main Road for housing if HSG1(25) is deleted or growth band is increased
18703	Allocate land to the west of the Retail Park (the Compound Site); suitable brownfield location; appropriate to exceed growth band; area for long-term growth opportunities

**Key Issue:**

11.94.1. Whether the objection sites should be allocated for housing.

**Conclusions:**

- 11.94.2. Broughton is a category B settlement in which the indicative growth band is 8-15%. Housing completions, commitments and allocation HSG1(25) (based on 30 dwellings per ha) would result in growth of some 17%.
- 11.94.3. 615 & 1512 – north of Main Road – My conclusions regarding the adequacy of the provision of land for housing are to be found in STR4 in Chapter 3. Those conclusions do not support the allocation of this land for housing development. This area of some 11.0ha could result in the development of some 300 dwellings resulting in growth well beyond the indicative growth band for this settlement. I do not consider this land provides any associated benefits that outweigh the allocation made in HSG1(25) or the additional land west of the Broughton Retail Park that I recommend below for housing development. There is no evidence before me to support the assertions that the allocation of this area is necessary in order to resolve existing highway problems or to overcome other deficiencies in the area. The argument that a site will not set a precedent does not justify this site over another. Furthermore, this site is within the Airport Safeguarding Area for Hawarden Airport and development would be detrimental to the safety of aircraft using that facility.
- 11.94.4. My conclusions regarding the merits of the existing allocated site are to be found in HSG1(25) above. Since I do not consider that it should be deleted or that Broughton should be classified as a category A settlement it follows that I do not support the additional arguments put forward in 1512 for this site.
- 11.94.5. 1496 & 18703 – West of Broughton Retail Park – The site identified in 1496 is slightly larger than the site identified in 18703 (the Compound Site). However, they raise similar issues. The inclusion of this land would increase growth levels by some 2%. Whilst this would slightly exceed the indicative growth band I consider it would be acceptable given the range of facilities and employment opportunities in the area.
- 11.94.6. If the area is required to provide a buffer between the housing development to the west and the Retail Park I see no reason why the development of an appropriately designed housing development would conflict with that purpose. Its development would not have a detrimental impact on the setting of the adjacent Broughton Retail Park. It could be designed to minimise visual and noise intrusion from this edge of the retail park and also provide an opportunity for landscaping.
- 11.94.7. On balance I consider the small area of land at the southern end of the site identified in 1496 should not be included in the housing allocation since the arguments in favour of its inclusion do not outweigh the reasons for allocating the land as green space. On that basis I support the area identified as the compound site in 18703.

**Recommendation:**

- 11.94.8. I recommend the plan be modified by allocating the compound site west of Broughton Retail Park for housing development.

**11.95. HSG1- Brynford****Representations:**

Personal ID	Rep Number	Individual or Organisation	Stage of Plan	Object or Support	Conditional Withdrawal
2614	17641	The Representative Body of the Church in Wales	DEP	O	No
2338	17626	Inskip	DEP	O	No
1273	1760	Flavell	DEP	O	No

**Summary of Objections:**

Rep No	Summary
1760	Site has had planning permission and was included in the settlement in past. It has access and is available. It would have a minimum impact on village infrastructure, far less than HSG1(54). It would not create a precedent
17641	Allocate land for housing
17626	There is an inadequate supply of housing land. The site is contiguous with the built up area and would not be intrusive in the countryside

**Key Issue:**

- 11.95.1. Whether additional land should be allocated for housing and/or included within the settlement boundary.

**Conclusions:**

- 11.95.2. The UDP has made sufficient provision to meet a housing requirement of 7400 without the need for further allocations. Brynford is a category C settlement with an indicative growth band of 0 - 10%. In general in such locations I recommend at HSG3 that development should be limited to local needs only because of the level of services/facilities and/or locations of such settlements. Since 2000 I am told that there has been 4% growth in Brynford. My recommendation to delete HSG1(54) make it clear that I have serious concerns about, and do not support, further planned growth in the village. Turning now to site specifics.
- 11.95.3. 1760 – The site is greenfield open land along the northern side of Brynford Road. To its west development is included within the built up limits of the village whilst to its east the group of 12 or so houses are located in the open countryside. The site forms a distinct break in development and to the north affords attractive views of the open countryside which are a characteristic of and provide a rural setting for the linear form of Brynford. Whilst development of the site would not create ribbon development it would consolidate the ribbon and so be contrary to the objectives of PPW (9.3 MIPPS 01/2006).
- 11.95.4. Although there is a planning history to the site, those decisions were made against a different policy background and my conclusions above make it clear that it is not necessary to allocate further greenfield sites to meet housing need. I appreciate the desire of the objector to provide a minimal development of 3 houses, but national and emerging UDP policies make it