

APPENDIX 2

HOUSING BALANCE SHEET

Broughton

Dwellings as at 2000	2055	
Completions April 2000 – April 2005	21	
Commitments as at April 2005	33	
Allocation South of Retail Park [HSG1 (25)]	260	Note: capacity of the site following Proposed Change 315
	314	= 15% Growth Rate

Potential capacity of the objection site:

Site area = 1.83ha

Dwelling capacity at 25 dwellings per hectare = 46 units

Total growth for settlement if site included = 360 units or 17.5%

2.3 The appeal site covers an area of 1.27 hectares and was included within the application site for Broughton Retail Park which was approved by the County Council on 14th January, 1998 (application number 96/11/242). The approved plan designated the appeal site as a flat area of landscaped open space, with landscaped mounding to the southern and western boundaries, forming part of the network of open space which surrounds the retail park.

*Explain
full landscaping
zones
around
park*

2.4 Under the provisions of Condition Number 28 of planning permission 96/11/242, the site was used as a works yard whilst the retail park was under construction. Although workers cabins, plant and machinery have been removed, the site has not been landscaped, and the perimeter hoardings which enclose the west and south boundaries remain. The landscaped mounding to the south and west boundaries has been completed.

2.5 The land lies outside the settlement of Broughton in an area of green barrier as defined by the Alyn and Deeside Local Plan. The location of the site is shown as part of Document X.

3. Site History

3.01 The planning history relevant to this appeal is that of the retail development at Broughton Park, the full details of which be found in the County Council's Rule 6 Statement.

3.02 Two planning permissions for the erection of a retail park were granted on 18th October, 1991, subject in each case to a Section 106 Agreement (application numbers 4/11/20425 and 4/11/20426). Both applications related to a retail development of 27,500 sq.m. on an irregularly shaped area of agricultural land comprising 31.48 hectares between the settlements of Broughton and Bretton. The permissions were identical except in their treatment of Bretton Road, an unclassified highway adjacent to the southern site boundary. In each case, the commercial development was to lie within a landscaped buffer zone with substantial mounding and tree planting.

3.03 Works which were common to the two schemes commenced on site in August, 1993 and therefore the permissions were implemented. An application for an alternative scheme was submitted to Alyn and Deeside District Council in December, 1994 and was refused, contrary to officer recommendation on 5th March, 1996. An appeal was lodged against this refusal on 29th March, 1996, but was later withdrawn as a later planning application for an amended retail park design was approved by Flintshire County Council on 18th January, 1998, subject to a Section 106 agreement and appropriate conditions (application number 96/11/242).

3.04 The site to which this appeal relates was included within the application sites of each of the schemes for retail development which were granted planning permission by Alyn and Deeside District Council and Flintshire County Council