

Flintshire County Council Local Development Plan 2015 – 2030

Matter 12: New Housing Development Proposals

HN1.8: Ash Lane, Hawarden

Hearing Submission: Sam Swash and Richard Taylor, convenors of Stop the Gladstone Estate Build and Community Councillors on Hawarden Community Council

This submission is designed to supplement the technical and planning objections to the proposed Ash Lane development in illustrating the significant strength of feeling locally in relation to the proposal for new housing development on Ash Lane.

In June 2019, Sam Swash stood for election to Hawarden Community Council on a platform explicitly opposed to this development and was elected with more than 58% of the vote. Elected on the same day for the Ewloe ward was Richard Taylor who joined with Sam to organise the 'Stop the Gladstone Estate Build' campaign.

The campaign group is made up of residents from across the local community. During the 6-week consultation period, the area was leafleted, and a drop-in session was held at Mancot Community Centre. The drop-in session was designed to raise awareness amongst the local community of the short consultation window and aid residents with submitting their objections in the absence of a proactive awareness building effort from Flintshire County Council.



Drop-in session at Mancot Village Hall during the 6-week consultation period

The drop-in session was very well attended and resulted in **more than 200 individual objections** being made against the Ash Lane proposal during the 6-week consultation window. Subsequently, Hawarden Community Council made a formal complaint to the Chief Executive of Flintshire County Council expressing the Community Council's disappointment in the management of the consultation process by Flintshire County Council.

A petition against the development, set up by the campaign, at the time of writing has been signed by **more than 2,100 individuals** ([Petition · Flintshire County Council: Stop the Ash Lane / Park Avenue Housing Development \(Mancot/Hawarden\) · Change.org](#))

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Stop the Ash Lane / Park Avenue Housing Development (Mancot/Hawarden)



 **Sam Swash** started this petition to [Flintshire County Council](#) and **2 others**

We, the undersigned residents of Mancot and surrounding areas, are opposed to the allocation and development for housing of land between Ash Lane and Park Avenue in Mancot, Flintshire.

[Petition opposing the development signed by 2,000+ residents](#)

2,139 have signed. Let's get to 2,500!



-  **Ashleigh Wainwright-Jones** signed 3 hours ago
-  **Rick Barrett** signed 3 days ago



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The scale of residents signing the petition is reflective of the general local concern with the proposals as well as the capability of the community infrastructure to cope with such a large new development: difficulty securing school places and GP appointments; traffic, pollution and safety issues, particularly on Cross Tree Lane; local cemeteries with little space for future burials; the coalescence of the two distinct settlements of Hawarden and Mancot; the potential to exacerbate already significant flood problems; 'deletion' of green barrier land; and further erosion of our natural environment.

A campaign website was designed and launched in late 2020 (www.stopthegladstonebuild.co.uk)

The campaign is supported by the following national politicians:

Mark Tami, Member of Parliament for the Alyn & Deeside constituency: “There are serious questions to answer about this development, from flood risk to the impact on the unique identities of Hawarden and Mancot. This is clearly not a suitable site for housing development and I wholeheartedly support the strong community campaign that is being ran to reject this proposal.”

Jack Sargeant, Member of the Senedd for the Alyn & Deeside constituency: “Many of the substantive problems that existed during the UDP still exist in relation to this development site. Following the awful flooding in lower Mancot and Sandycroft during Storm Christoph, I have been working in the Senedd to demand that proposals are put in place which protect the area. That includes proper investment in drainage and sewage infrastructure as well as a moratorium on further house building in Mancot until that infrastructure is in place.”

Llyr Gruffydd, Member of the Senedd for the North Wales Region: “It is unfortunate that developers are being allowed a free reign in developing large commuter estates on greenfield land in Flintshire. It appears that Flintshire County Council have not challenged this but instead acquiesced to demands from the Planning Inspectorate to continue building. This is not sustainable and we all know how desperately overstretched our existing services are now – whether schools, health, roads or infrastructure.”



[Sign the Petition](#)



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[Signup to our Campaign](#)



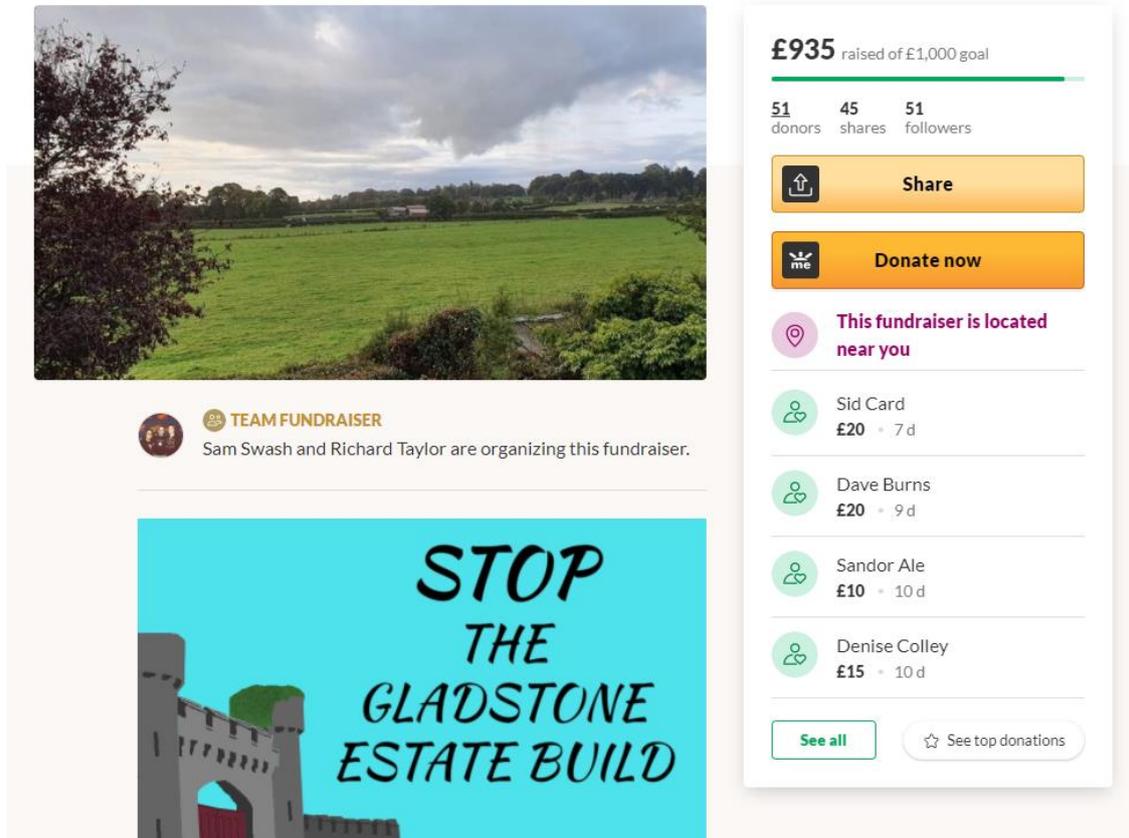
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[Campaign Website](#)

In January 2021, the campaign group set up a Go Fund Me page in order to fund garden signs for residents who oppose the development ([Fundraiser by Sam Swash : Stop the Gladstone Estate Build](#))

(gofundme.com). A target of £250 was initially set which was met within a week. Currently, the fund has raised **£935** in donations from residents.

Stop the Gladstone Estate Build



The screenshot shows a GoFundMe campaign page. At the top, there is a photo of a green field under a cloudy sky. Below the photo, the campaign title 'Stop the Gladstone Estate Build' is displayed in large, bold, black letters on a light blue background. To the right of the photo, the campaign progress is shown: £935 raised of a £1,000 goal. Below this, statistics are listed: 51 donors, 45 shares, and 51 followers. There are buttons for 'Share' and 'Donate now'. A section titled 'This fundraiser is located near you' lists several donors with their names, amounts, and dates: Sid Card (£20, 7 d), Dave Burns (£20, 9 d), Sandor Ale (£10, 10 d), and Denise Colley (£15, 10 d). At the bottom of the donor list, there are buttons for 'See all' and 'See top donations'.

[Go Fund Me campaign fundraiser](#)

The money raised has been used to fund more than **120 garden signs** which are now being displayed across the local community: Mancot, Hawarden and Ewloe.



[Jack Sargeant MS supporting the 'Stop the Gladstone Estate Build' campaign](#)



Stop the Gladstone Estate Build garden signs overlooking the proposed site



Stop the Gladstone Estate Build garden sign on The Highway, Hawarden