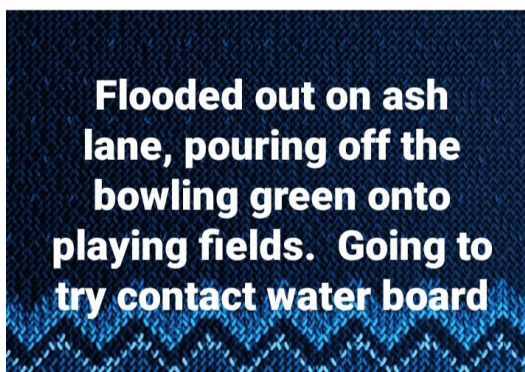


Matter 12 Hearing Statement in reference to HN1.8 (Bev Gibson-Taylor)

In addition to my initial Objections previously provided, I would like to submit this additional information.

Flooding

On 20 January 2021 Mancot and Sandycroft residents were yet again flooded (for some residents this was the second time in just over a year) causing considerable damage to properties. The roads were also impassable on main roads in and out of the villages. Below are some photographs and social media posts showing this.



🙄 5

22 comments

👍 Like

💬 Comment

📧 Send



Photo's not great as it's dark but house under water in middle of mancot



👍 3

It is clear from these photographs that the infrastructure is inadequate for the housing that already exists. This has been ongoing for years and gets passed between agencies with no clear ownership. It has even got to the point that FCC are asking residents if they know where the pipelines are!

The lack of action and the ongoing issue has now been picked up by the local MS Jack Sergeant (who is also opposing the planned build) and asking for agreements to be made that no new housing developments will be approved until the matter is resolved. I am aware that within the documents submitted surveys etc. have been carried out in relation to flooding (although the flood drain plans submitted by the landowner show a plan over 100 years old) but these are limited to the immediate area surrounding the site and not the wider community. The natural lay of the land is such that any significant rainfall impacts the bottom part of Mancot village and the neighbouring villages of Pentre and Sandycroft. I therefore do not think that the surveys are adequate enough to ensure that the development would not cause further issues with flooding. The impact of 280+ houses would be significantly detrimental to those who have already experienced flooding especially as many are experiencing issues with getting house insurance or at an increased costs and issues with the value and sale of their properties.

Settlement Audit

The Settlement Audit used to inform the sites and submitted as part of the Council's overall submission is very out of date. I acknowledge that this LDP covers 2015 - 2030 and therefore had it been approved in a timely manner would have been current (although still incorrect!). However, 6 years have now passed and the Audits have not been revisited. Also the location of HN1.8 is continually referred to as Hawarden, however based on boundary data Ash Lane is within the village of Mancot. The land covers a significant part of Mancot and with this green belt land built on there would be no clear boundary between the two areas, therefore merging two settlements.

The Statement of Common Ground states that the development will take over 7 years to complete. This could mean that a small village has continual building works over this period, which raises a whole number of issues regarding health and safety such as pollution and large plant vehicles. The site is also on the Safer Route to School for Hawarden High (whereby the transport provision was removed by the council as there was deemed to be a safe walking route). However if this route now has plant machinery and a general increase in traffic this causes concern. This has also not been included in the Settlement Audit. The Travel Plan within the document also talks about public transport, there is currently no commercial/regular Bus Route through Mancot and Sandycroft.

In relation to the Settlement Audit Document itself (LPD KSD KM2) which is dated December 2015. A huge amount of information is incorrect regarding Hawarden, Mancot, Ewloe, Pentre and Sandycroft, some of which is due to the passage of time (where the majority of things have closed e.g. banks, libraries etc) however some is just incorrect. For example the Audit in Mancot states that there is a GP Surgery in Mancot, there is not and never has been a GP Surgery in Mancot. How can decisions be made on settlements if the information is incorrect. There is also a significant amount of "double counting" in that something that exists in one location is also added to another. For example the Audit for Hawarden references the Employment provisions at St. Davids Park which is also classed as being in Ewloe, it cannot be in both locations, this is the same for Sandycroft Primary school (both Mancot and Sandycroft)..

In each area the Council acknowledges that services have not improved and in the case of Mancot have declined (it would have declined further if the community had not engaged in a

Community Asset Transfer to keep the library in the village and engaged the services of a mobile post office when the village post office was closed). The only area that has “improved” is Ewloe although this is mainly in reference to the employment park at St Davids (HSBC etc. which has all now pretty much closed/moved). The Audit also references the poor quality broadband in the Area which would be further impacted by an increase in properties and more people working from home due to COVID and changes in working practices. The development will have an adverse impact on the current residents of the village.

If each “area” of the settlement audit is read in isolation it does not appear to be as bleak. However when you read the neighbouring areas together (e.g. Hawarden, Ewloe, Mancot, Sandycroft, Pentre) each area states that while the provision in that area is poor, this is made better by the provisions in neighbouring settlements, however each states this is incorrect, repetitive and not thought through!

Example: Mancot Mapping Service Provision

Mapping Service Provision

Some of the service provision has been mapped for illustrative purposes and is presented overleaf. As the image suggests service provision in Mancot is reasonable and is made better by its close proximity to services within Sandycroft and Hawarden not to mention its close proximity to Queensferry (Asda).

Sandycroft

Mapping Service Provision

Some of the service provision has been mapped for illustrative purposes and is presented overleaf. As the image suggests service provision in Sandycroft appears limited however service provision in and adjoining nearby settlements for example Mancot and Pentre make a significant contribution to improving residents access to services, not to mention its close proximity to Queensferry.