

New housing development proposals Land between Denbigh Rd & Gwernaffield Rd, Mold HN1.6

Hearing statement Thursday 13th May

Matter 12

I wish to bring to the attention of the inspectorate several points she might like to consider in relation to the planned proposal on the LDP re Land between Denbigh Rd & Gwernaffield Rd, Mold HN1.6.

- The planning has already been submitted by Anwyll to build 246 houses on this site, but intervention by the Welsh Government has for now stopped FCC giving permission. The planned site as it stands was also not recommended by Mold Town Council.
- A public meeting held by residents local to the site, saw 150 people attend all of which were against building 246 houses on agricultural land.

Most also brought up the fact that Mold has not got the infrastructure in place to support such a large influx of people, minimum of 492 but probably nearer 800 extras.

Take Covid out of the equation and residents were already finding it hard to get Doctor's appointments within 2 weeks. Betsi Cadwaladr University Health Board have said they are planning to build new facilities, but I doubt it will happen in this LDP. There is also a shortage of NHS dentists in the area. Schools in the area I believe do have a little capacity, but for how long? as other housing is being built in Mold and being sold now (100).

- The other point from residents, was that the road system is already struggling to cope with traffic on the Denbigh rd and Dreflan with all being held up by an inadequate mini roundabout and a very sharp bend with cars parked on the side of the road obstructing vision. From the position of this site all traffic will have to go through Mold to access Deeside, Broughton, Chester, Wrexham and the A55.



Proposed plan showing new road running through new estate, you will notice one end comes out on Gwernaffield rd and the other on Denbigh rd. All traffic leaving this new proposal must either negotiate the extremely dangerous blind bend on Dreflan or join the already busy congested Denbigh rd to travel through Mold to get to A55 and places of employment. There is also the possibility that this new link rd will become a shortcut for heavy goods and quarry lorries who use Denbigh rd daily.

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This map shows traffic will have the option of avoiding the congested Denbigh rd or the blind bend on Dreflan to get to the A55 by turning left out of the site and then 1st right into Black brook rd. This is a narrow country lane which people and cyclists use daily and has no pavements, so this will turn into a rat run endangering pedestrians, farm vehicles and other traffic.



Before this LDP is passed it should exclude this site and FCC should put in place major roadworks to eliminate the problems I have pointed out and it will give Betsi Cadwaladr University Health Board time to put their plans for extra facilities in place.

- The inappropriate large-scale development on open countryside is in a prominent position and will have a considerable visual impact on the current landscape and wildlife. This has views towards Mold Farnau and the Clwydian range it also has within proximity listed properties of Rhual, Rhual Grange and the Gwysaney Hall Estate. It will also impact on the approach into Mold on the A541 Denbigh road which is an asset and is very welcoming.

It seems the applicants have not undertaken the requirement of PPW10, in establishing that either previously developed land or land in lower agricultural grades is unavailable in the area. The proposals result in an unjustified loss of at least 8 hectares of Best Most versatile (BMV) agricultural land and conflicts with paragraphs 3.45 and 3.55 of PPW10 and is contrary to the provisions of policies STR1, STR7, STR10 and GEN1 of the Flintshire Unitary Plan. I understand that a large part of the land is currently classified as grade 2 on the Agricultural Land Classification Map (1983) published by MAFF and is some of the best quality land available on the outskirts of Mold. As you are aware PPW10 seeks to conserve the Best and Most Versatile (BMV) agricultural land as a finite **resource for the future**.

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This land is actively farmed all year round with at least 3 cuttings of silage a year, grazing of cows and sheep and the spreading of slurry. The loss of this asset to the farmer will be considerable and the loss to local wildlife extreme.

I believe considerable weight should be given to protecting such land from development. Our wellbeing and protecting our wildlife are so important, because, once this farmland is gone there is no going back. It should only be considered for development if there is an over-riding need for the development, AFTER lower graded land and brownfield sites have been exhausted.



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- Mold Town Council have a Flood Alleviation Scheme which is designed to discharge water into the river Alyn close to the proposed area the developers want to use. Mold needs this scheme to alleviate the major flooding Mold had a few years ago which caused damage to property, cars, and the town. I can see that the surface water from this large site have also channelled the water into the River Alyn at a similar point. I believe both the Welsh Water and Mold Town Council have concerns this has not been investigated thoroughly. I know that both the developers and MTC have done surveys as to the flow and discharge levels but have the effects of both schemes been considered?



- There is no mention as to Air Quality in this area and according to the Welsh Index of Multiple Deprivation <https://gweddill.gov.wales/statistics-and-research/welsh-index-multiple-deprivation-indicator-data/?lang=en> Mold West is in two lower super output areas, West 1 is Bryn Gwalia; and West 2 is the rest. The Physical Environment score is poor for both areas. Mold West 1 is cell number 315, and Mold West 2 is cell number 316. For the Physical Environment Mold West 1 is scoring 12-with 1 being the worst in Wales and 1909 being the best and Mold West 2 is scoring 129. If the Physical Environment score is so poor for Mold West 2 where the new house application is for, what measures are to be taken to improve it before a significant amount of housing is added to this area?

Thank you for your time and attention to my points.

Helen Perry

Concerned Mold Resident