

**Flintshire County Council Local Development Plan
2015 -2030**

Hearing Statement

LDP-KPD-RR1 representation I.D. 356

Amendment to the existing Settlement Boundary of Drury and Burntwood

1. Introduction

1.1 This hearing statement is in support of a duly made objection relating to the existing settlement boundary of Drury and Burntwood (PC1). For generations, the adjacent communities of Drury and Burntwood have lived together almost as one community but each settlement proud of its own identity.

1.2 The objection is referenced under document **LDP-KPD-RR1 Reference ID 356**.

1.3 The objection is in two parts:

- Amendment 1 seeks to modify part of the Northern boundary of the **Burntwood settlement**.
- Amendment 2 seeks to modify part of the Southern boundary of the **Drury settlement**.

1.4 Both amendments seek to provide a sense of belonging for *the existing built form and their curtilages* on the edge of the settlement, by inclusion into the respective settlements of Burntwood and Drury and to allow the amended settlement boundary to clearly differentiate between the built form and open country countryside.

2. Objection / Proposals

Amendment 1 (Burntwood Settlement)

2.1 An amendment was sought in the LDP via a duly made objection to enable part of the Burntwood local area to be included within the settlement boundary. This could be achieved by amendment of the existing settlement boundary eastwards.

2.2 **Appendix 1** shows part of the existing settlement boundary and what was sought in the way of an amendment following the duly made objection at the LDP deposit stage. The amended settlement boundary would align with the existing eastern Pentrobin ward boundary along the lane known as old Hollins lane.

2.3 The properties and curtilages of *Vestalia, Dee view, Woodside, and Dee view bungalow*, that would be brought into the settlement by the proposed settlement boundary amendment all belong to the same family and occupied by three generations as they have done in the past.

2.4 Access to all the properties is along the former old Hollins lane, now extinguished in part by the A55 trunk road close by. It is along the old Hollins lane that the Pentrobin ward eastern boundary is established.

2.5 The proposed amendment moves the existing settlement boundary eastwards from the rear of Vestalia, et al, to the front of the properties, aligning with the ward boundary (as shown in appendix 1). This will simply bring the existing and well-established properties currently on the edge of the settlement, *into the settlement*.

2.6 Eastwards from the amended boundary (and ward boundary) the land is open and undisturbed towards the community of Hawarden.

3. The Council response and reply

3.1 The Council response to ID 356 under Policy PC1 states that the present settlement boundary is presently well defined by the rear of residential properties on Dinghouse wood. This existing boundary however separates Vestalia from the property immediately to the rear (33 Dinghouse wood). 33 Dinghouse wood is *inside* the settlement boundary but Vestalia is outside.

3.2 The Council express concern that amendment 1 is not small scale and seeks to extend the settlement boundary by including 2.7ha of intervening land. The Council also advises that there would be a potential for 81 dwellings. Concern is also advised with regard to the suggested amendment about a small woodland and pastureland.

3.3 The small woodland referred to south of Vestalia is in fact land which has been naturally invaded on what was essentially an unused piece of land believed to be in the ownership of the residents of Burntwood house to the west of the woodland site. The woodland has not been planted specifically.

3.4 The pastureland mentioned is not farmed or grazed although it is accepted by the objector that since this objection was submitted the response from the Council in relation to the woodland and the pastureland has value, in *not* being included within the settlement boundary.

3.5 After due consideration of the Council's response regarding the potential to create up to 81 dwellings, this was never the intention when revising the boundary, and the potential impact of an intrusion into the green barrier to by some 2.7Ha, *and* the potential impact on the woodland and pasture referred to has required the original objection to be re-evaluated.

3.6 Also, since the original objection was submitted planning permission for a housing development has been granted on appeal at land close by at Woodside Cottages off Pen-y-coed Road in Burntwood, (see appendix 1A).

3.7 It is thus accepted because of this approved development, further development of the woodland to the south of Vestalia, and the pastureland adjacent to the woodland would not be in the best interest of the local community.

4. Proposed revision / Conclusion

4.1 As a consequence of the concerns raised by the Council and the subsequent recent housing development approval at Woodside Pen-y-coed road, the objection relating to the Burntwood settlement is revised to take these matters into account. Amendment 1 is revised in line with appendix 1A as follows:

4.2 With reference to *appendix 1A*, whilst the existing settlement boundary is still amended by moving the boundary eastwards from the rear of Vestalia to align with the Pentrobin Ward boundary, the amount of land to be brought within the settlement boundary is now much reduced.

4.3 The amended settlement boundary shown in *appendix 1A* now excludes land south of Vestalia, the woodland area, and the pastureland adjacent to the wooded area, which was of concern to the Council.

4.4 Whilst some of concerns of the council have been considered, the built form of Vestalia, and the other properties and curtilages currently outside the settlement boundary become part of the settlement of Burntwood by amendment to the settlement boundary under appendix 1A .

5. Amendment 2 (Drury Settlement)

5.1 An amendment was sought in the LDP via a duly made objection to enable part of the Drury built form area with properties and curtilages currently outside the settlement boundary to be included *within* the settlement boundary. This can be achieved by amendment of the existing southern boundary to the east and to the south.

5.2 *Appendix 2* shows both the existing settlement boundary and what is sought in the way of an amendment following the duly made objection at the LDP deposit stage. The amended settlement boundary would align with the eastern side of Drury New road and move southwards to include the properties and curtilages of two properties known as *Benbradagh* and *Newlands*.

5.3 By referring to appendix 2 it can be seen that both properties are in close proximity to what is considered to be the centre of the village of Drury, (the Parrot inn on the corner of the junction between Drury Lane and Burntwood road). Despite their location both properties are excluded from the settlement due simply to the settlement boundary position. The LDP examination is considered the only opportunity to correct this anomaly.

5.4 On the approach to the village of Drury along Drury New road the village placename sign can be seen. It could be reasonably considered by members of the public that the location of the Drury sign indicates where the village (settlement) boundary is. It is where the built form for the village commences. The sign is located just south of the southern boundary of *Newlands* (*fig. 1 below*). Both *Newlands* and *Benbradagh* are considered part of the community rather than being in the open countryside, although the existing position of the settlement boundary dictates otherwise.



fig. 1 Drury sign on Drury New road

6. The Council response and reply

6.1 The Council's response advises that because of the settlement boundary amendment the total area of inclusion is 0.95 ha. (This is not one plot with an area of 0.95ha but made up of individual curtilages and properties). The Council refer to a Green Barrier review that concluded the need to prevent coalescence (or the threat of) between Buckley and Drury. The amendment proposed as part of the objection to the existing settlement boundary, simply includes the properties of *Newlands* & *Benbradagh* and their curtilages into the settlement boundary, along with the existing farm shop and local coffee shop. It's considered that extending the settlement boundary to the east of Drury New road, and south of its current position will *not* contribute to coalescence with Buckley which is to the west of Drury's western boundary some considerable distance away.

6.2 By way of comparison, development of the former lane end Brickworks site in Buckley has brought development closer to the Drury western settlement boundary, and less than 100 metres of open space exists between the rear curtilage of *number 2 Drury Lane* in Drury and the properties at *Knowle Hill* close on the Heathland's development in Buckley.

6.3 In addition, the properties at Mornington Crescent in Drury are nearer to Buckley than what is proposed in this amendment to the settlement boundary.

6.4 The Council state that the proposed settlement boundary would not result in a logical delineation as it would result in a "finger of land extending along Drury New Road". The finger of land is already in place with the existing built form and dwelling curtilages. The proposal does not open the land for 25 or 30 new dwellings as claimed in the Council response. To provide the land to accommodate these dwellings, 3 individual detached properties and associated buildings in different ownership along with a long-established farm shop and coffee shop would need to be removed from the land which is extremely unlikely!

6.5 Your attention is drawn again to appendix 2, whereby at the eastern edge of the village, approved development at Rosewood Grove, has resulted in a large finger of development extending south into open countryside, and is surrounded on three sides by open countryside. The proposed amendment is **not** comparable with this extensive built form "finger" of Rosewood Grove.

6.6 With 0.95ha in mind (para 6.1), the Council make the statement that the inclusion of land within a settlement boundary implies that development will be acceptable in principle. Referring to appendix 2 it can be clearly seen that the proposed amendment includes areas of land within the *existing* curtilages with dwellings and other buildings, along with and farm shop and coffee shop (the built form) already constructed.

6.7 The Council state that "*Settlement boundaries are delineated so as to differentiate between built development and open Countryside*".

6.8 If we consider part of the map from appendix 2 below (fig. 2) you will find that the Council's statement above (para 6.7) is more closely aligned to the amended settlement boundary rather than the existing settlement boundary, whereas it CLEARLY demonstrates the differential between the built form and open countryside.

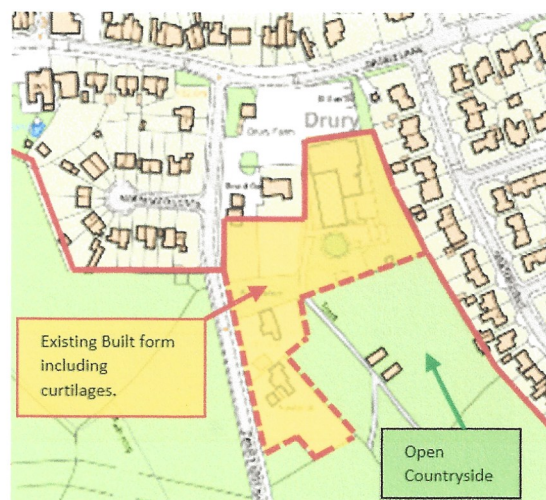


fig. 2, Amended settlement boundary showing differential between built development and open countryside.

7.Conclusion

7.1_The proposed amendment to the settlement will **not** impact on the open countryside and will **not** lead to coalescence with Buckley.

7.2 The proposal simply brings the **EXISTING** built form and curtilages within the settlement boundary and provide a sense of belonging to the settlement.

7.3 The amendment is **not** about creating land to accommodate some 25 – 30 dwellings as claimed by the Council (para 6.4).

7.4 The council advise that settlement boundaries differentiate between built development and the open countryside. The map shown in appendix 2 and the extract shown in fig. 2 (para 6.8) confirms that the amended boundary would accord with the purpose of the settlement boundary by clearly differentiating between the built form and open countryside.

I would respectfully ask that the objection be upheld, to allow the areas subject to this objection to be included within the respective settlement boundaries by amendment of the existing settlement boundaries for the reasons given in this statement.

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