HAWARDEN COMMUNITY COUNCIL
CYNGOR CYMUNED PENARLAG

PROFORMA FOR COUNCILLORS TO ADD ITEMS TO THE AGENDA

Name of Councillor(2)	Cllr Dave Mackie
Title of Report	Report of the LDP hearing into the Housing allocations within Hawarden Community Council area on 13 May 2021 via zoom. Inspectors Sian Warden and Claire MacFarlane
Purpose of Report	Report following meeting
Background to this request	Report following meeting
Financial Implications	None to the Council
Environmental Implications	None for the Council
Decision sought by Council	None sought. Report for members information
Advantages of this proposal	Not applicable
Disadvantages of this proposal	Not applicable
Equality implications	None for the Council

The Inspector opened by stating that the purpose of these hearings is to establish that the plan fits within the area, it is appropriate and will be deliverable. There shouldn't be any changes to the plan at this stage. Only small changes can now be made which must not change the nature of the plan and only the Inspectors can propose changes. The Inspectors stated that comments made during the UDP process were out of date and would not expect comments made now to be referred to when the next plan was being prepared.
The inspectors had decided that the Ewloe Green allocation would be considered then the Mancot allocation.

Against the Ewloe Green allocation John Gray explained that local schools were full and recent new building had created traffic congestion which caused high levels of dangerous pollution. Frere stated that the land in this proposal had a high water table which would make development difficult and important aquifers ran from it. The boundary hedgerows were of ancient origin, so should not be removed. Greater Crested Newt breeding grounds were nearby and this was an area they ranged over. Mr. Fitzsimmons, an Inspector who confirmed he had no connections with those appointed to this inquiry, commented on the inconsistency in allocations to tier 1 and tier 2 settlements. Dave Mackie, representing Hawarden Community Council, outlined their concerns and had submitted the same comments as Mr. Fitzsimmons, that Ewloe, a tier 2 area had already accommodated 95 new properties since the start of the LDP and that a further 130 affordable properties were proposed. This allocation of 298, which was in any case in green barrier, would create a total of 523, over 100 greater than any tier 1 settlement when a tier 2 settlement should have smaller allocations than tier 1. The Inspector was clearly aware of this discussion.

Towards the end of a long day the Mancot allocation was considered. Sam Swash stated that 2,000 plus objections had been registered for the on-line petition and that the allocation would only be viable if affordable housing, drainage issues and school development issues were fulfilled. He asked if landowner surveys were acceptable. Mr. Randerson claimed that all objections to the Mancot allocation had received the same response. He suggested other sites and Mold County Hall were not adequately considered, that candidate sites were not assessed on the agreed criteria and was concerned about the coalescence of communities. Mr. Rowlinson was concerned there had been no changes following the consultation and was not clear about the 30% growth rate which he thought was too high. He also discussed the coalescence of Mancot and Hawarden and asked where boundaries would be placed. Mr. Carden spoke about traffic congestion and that local roads could not take the extra traffic. Mr. Fay said there were errors in Council reports about traffic volumes and he had no confidence in landowner produced reports and people will not use public transport. Mr. Rowlinson spoke again on behalf of his wife that Dentists and GPs were already too few, future flooding would be blamed on this site and there were too many new homes in Mancot and Hawarden. Dave Mackie returned to the theme of his earlier presentation, with the 288 properties proposed for Mancot the total number for the Community of Hawarden would be 811, only one short of being double the highest number of new properties in any tier 1 community, certainly outside the rules for the LDP.

Changes to the green barriers were considered in a separate hearing in the afternoon of 18 May 2021, the Inspectors have decided that they would be named Green Wedges.