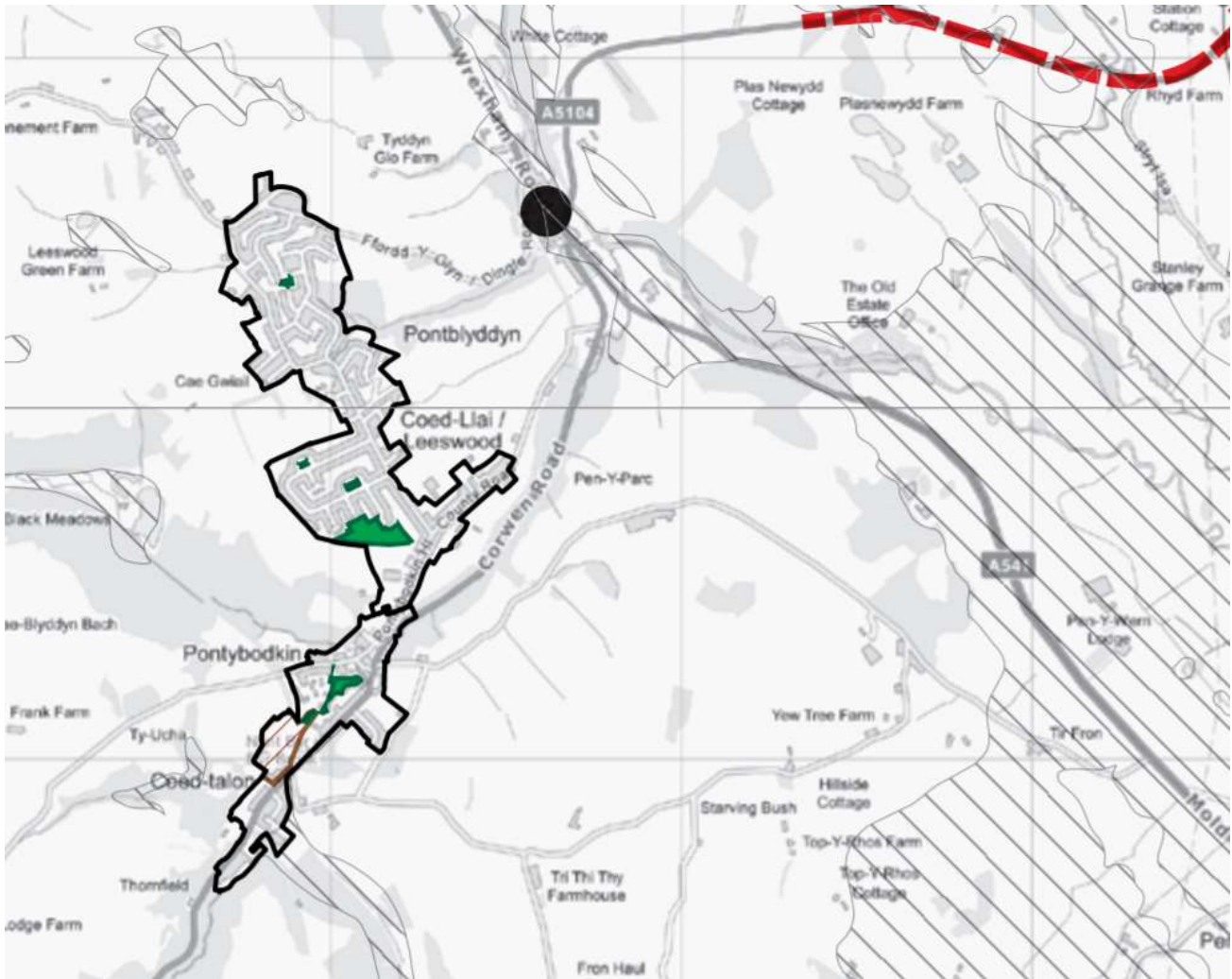
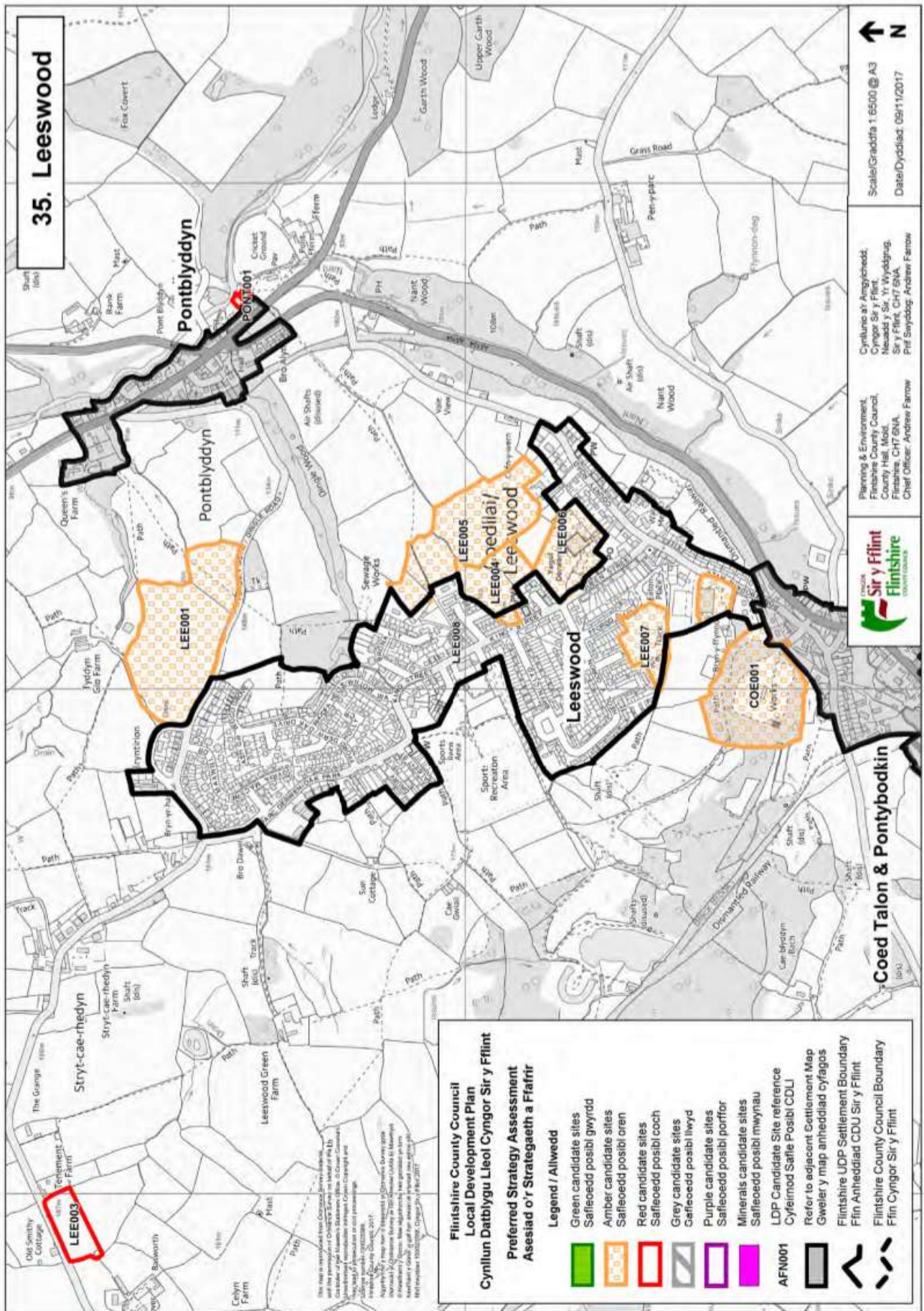


LDP Plans Leeswood



-  Road Safeguarding PC10
 -  Community Facilities PC12
 -  Gypsies and Travellers Site HN8
- ENVIRONMENT**
-  Green Space EN2
 -  Green Barriers EN11





Flintshire Local Development Plan: Alternative Site

Site Reference: LE1009-A5
Name / Location of Site: Tydyn Glo
Settlement: Leeswood
Current use of site: Agricultural
Proposed Use of Site: Housing
Development or Protection: Development
Area (Hectares): 0.0



This site is designated as an Alternative Site in the Local Development Plan. It is not a designated site in the current Local Development Plan. The site is subject to the provisions of the Local Development Plan. The site is not a designated site in the current Local Development Plan. The site is subject to the provisions of the Local Development Plan.

Planning, Environment & Economy,
 Flintshire County Council,
 County Hall, Mold,
 Flintshire, CH7 2NP
 Chief Officer: Mr Andrew Farrow

Scale 1:1500 @ A4

Plotted 10/10/2018





Flintshire Local Development Plan: Candidate Site

Site Reference : LEE001
Name / Location of Site : Land at Gwers Farm, Dingle Road, Leeswood
Settlement : Leeswood
Current Use of Site : Agricultural
Proposed Use of Site : Housing
Development or Protection : Development
Area (hectares) : 5.05957
OS Reference : E327119 N360536



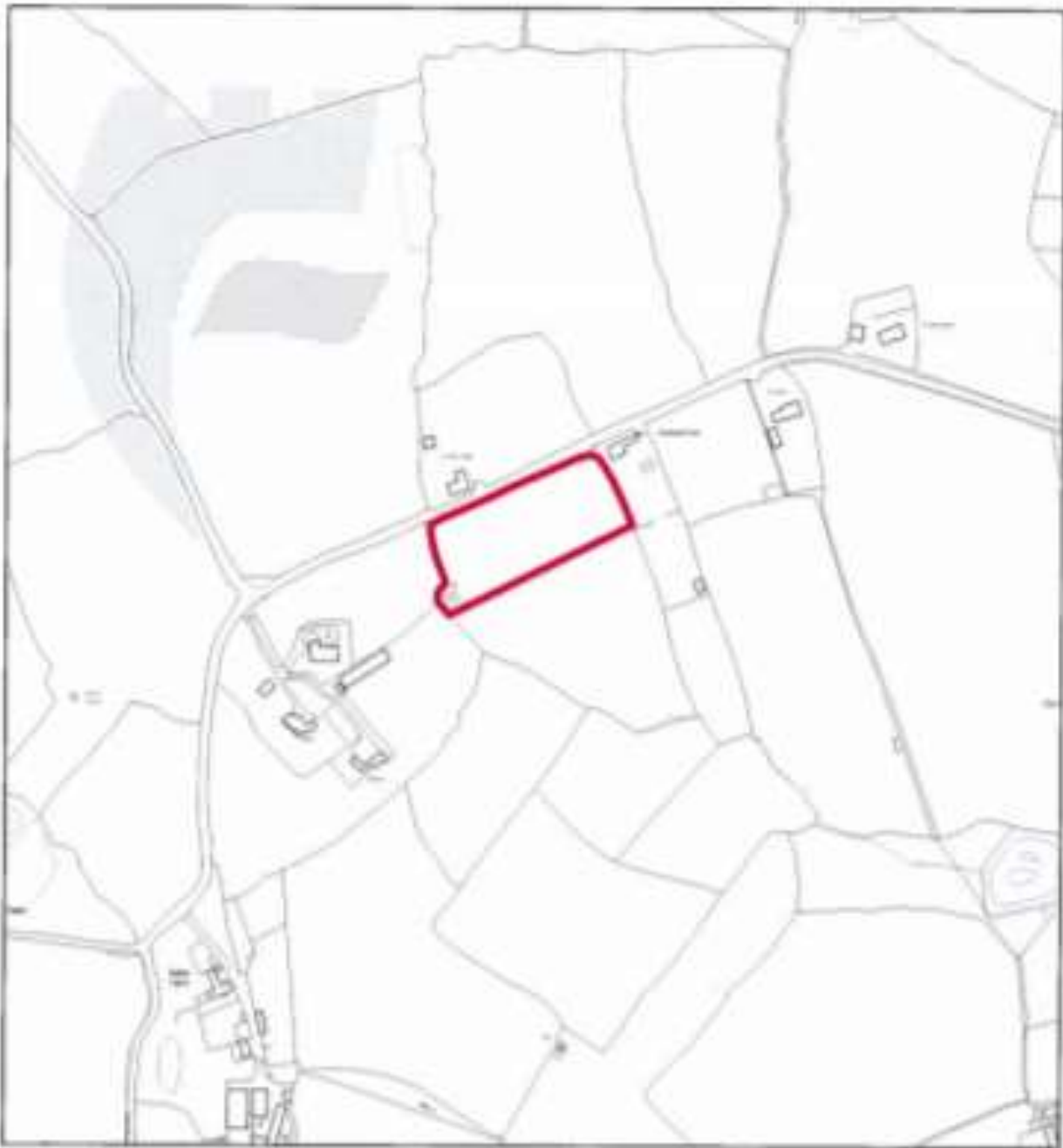
All sites in this plan have been prepared in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1987 and the Planning (Listed Buildings and Conservation Areas) Regulations 2009.

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 County Hall, Mold,
 Flintshire, CH7 9JF
 Chief Officer: Mr Andrew Farrow

Scale 1:4000 @ A4

Plotted 10/01/2015





Flintshire Local Development Plan: Candidate Site

Site Reference : LEED03
Name / Location of Site : Land nile of Winstover, Stryt Cas Rhallyn, Leeswood
Settlement : Leeswood
Current Use of Site : Agricultural
Proposed Use of Site : Housing
Development or Protection : Development
Area (Hectares) : 0.871325
OS Reference : E325838 N380778



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 Flintshire, CH7 8HF
 Chief Officer: Mr Andrew Farnes

Scale 1:4000 @ A4
 Plotted 16/01/2015





Flintshire Local Development Plan: Candidate Site

Site Reference : LEED04
Name / Location of Site : Land to site and rear of Wesley Methodist Church, King Street, Leeswood
Settlement : Leeswood
Current Use of Site : Agricultural
Proposed Use of Site : Housing
Development or Protection : Development
Area (Hectares) : 1.37454
OS Reference : E327208 N369942

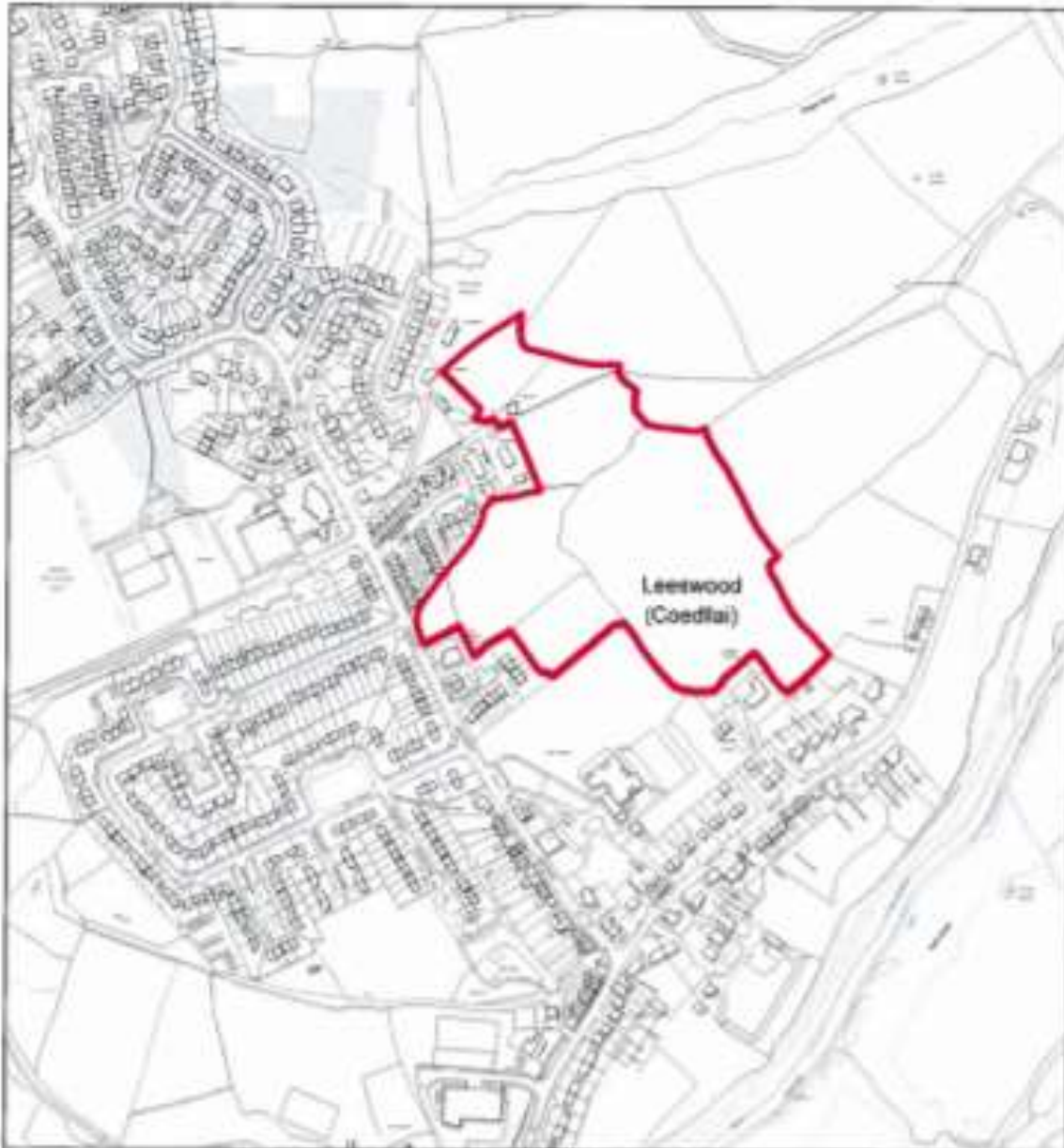


The Flintshire Local Development Plan (LDP) is a statutory document which sets out the Council's vision for the future of the county. It is a key part of the Council's planning and development strategy and will guide the Council's decisions on planning applications and other development proposals.

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 County Hall, West
 Flintshire, CH7 6HF
 Chief Officer: Sir Andrew Farrow

Scale 1:2500 @ A4
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Flintshire Local Development Plan: Candidate Site

Site Reference : LE005
Name / Location of Site : Land rear of Wesley Methodist Church, Leeswood
Settlement : Leeswood
Current Use of Site : Agricultural
Proposed Use of Site : Housing
Development or Protection : Development
Area (Hectares) : 5.17973
OS Reference : E327292 N360008



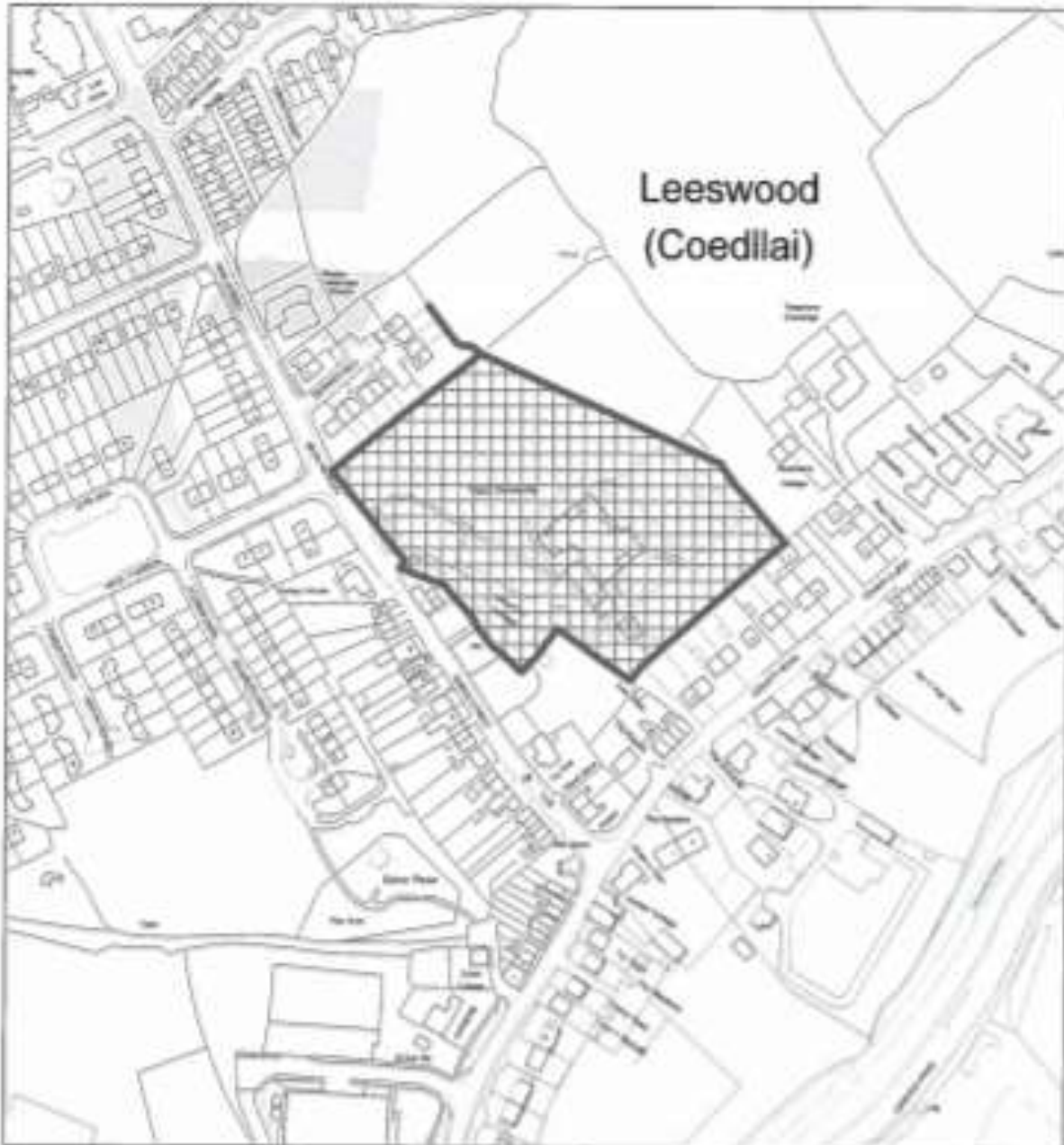
The Flintshire Local Development Plan is subject to the approval of the Planning Committee of Flintshire Council at the Planning Committee Meeting on 15th June 2015.

Planning & Environment
 Flintshire County Council,
 County Hall, Mold,
 Flintshire, CH7 5NP
 Chief Officer: Mr Andrew Parrow

Scale 1:4500 @ A4

Plotted 16/01/2015





Flintshire Local Development Plan: Candidate Site

Site Reference : LEE006
Name / Location of Site : Ysgol Garwanfa, Leeswood
Settlement : Leeswood
Current Use of Site : School
Proposed Use of Site : Settlement Boundary
Development or Protection : Development
Area (Hectares) : 1.54347
OS Reference : E327308 N158811



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 Flintshire, CH7 9HF
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Scale 1:2500 @ A4
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Flintshire Local Development Plan: Candidate Site

Site Reference	LE0007
Name / Location of Site	Land adjacent to Flint Street, Leeswood
Settlement	Leeswood
Current Use of Site	Open Space
Proposed Use of Site	Housing
Development or Protection	Development
Area (Hectares)	1.5087
OS Reference	@327063 N089648



The Flintshire Local Development Plan is a statutory document prepared by Flintshire County Council under the Localism Act 2011. It sets out the council's vision for the future of the county and provides a framework for decision-making on planning applications. The plan is subject to a public consultation period and will be adopted by the council following a referendum. For more information, please visit the council's website at www.flintshire.gov.uk.

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 Chief Officer: Mr Andrew Farrow

Scale 1:2500 @ A4

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Flintshire Local Development Plan: Candidate Site

Site Reference : LEED08
Name / Location of Site : Land to rear of Cedryn, King Street, Leeswood,
Settlement : Leeswood
Current Use of Site : Vacant land
Proposed Use of Site : Housing
Development or Protection : Development
Area (Hectares) : 0.0512668
OS Reference : E327081 N350030



The Flintshire Local Development Plan (LDP) is a statutory document which sets out the strategic planning framework for the county. It is a key document in the planning process and will guide the development of the county over the next 15 years.

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 Flintshire County Council,
 County Hall, Wrexham,
 Flintshire, CH1 9NP.
 Chief Officer: Mr Andrew Farrow



Scale 1:1250 @ A4
 Plotted 16/01/2015

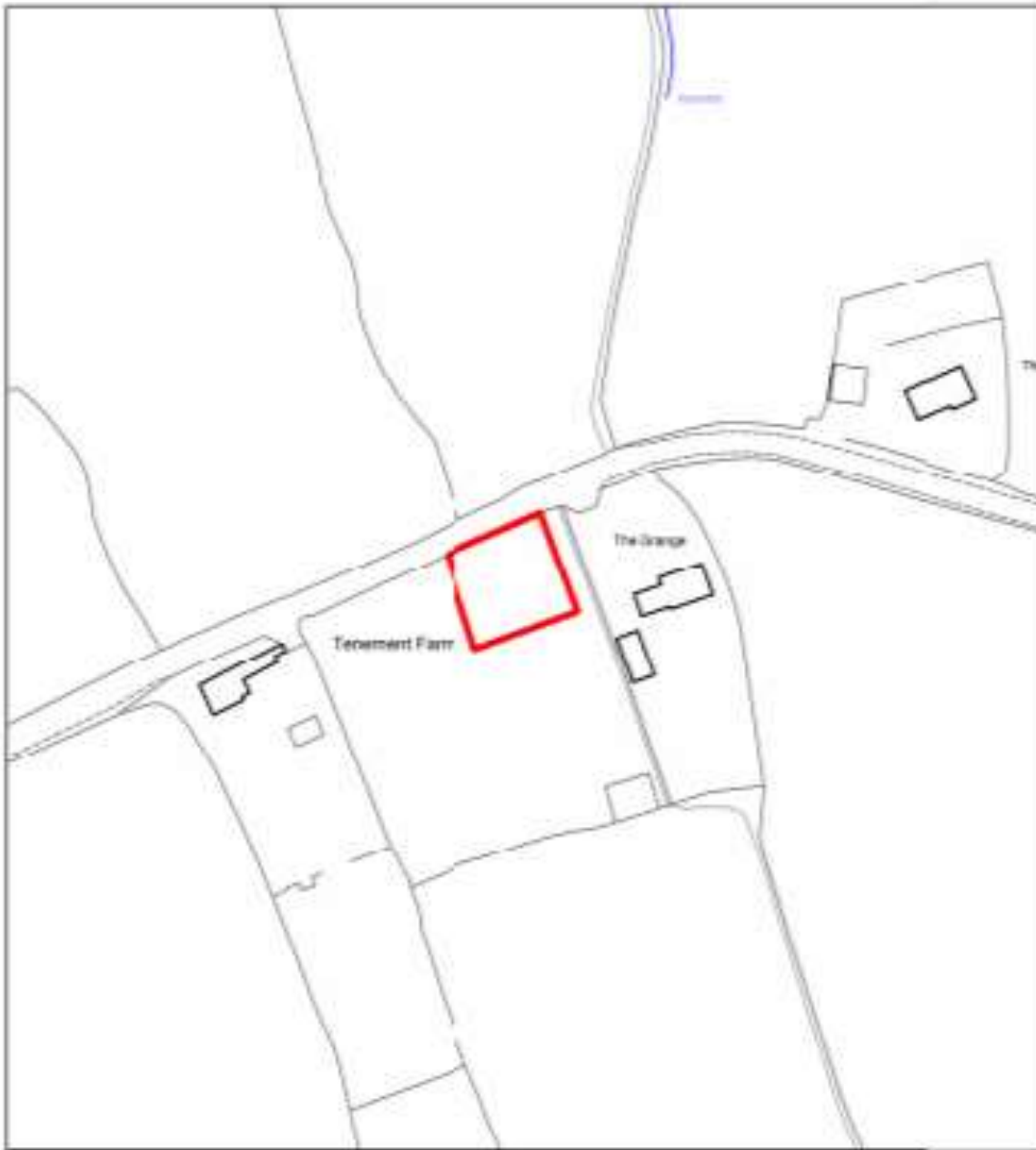




Flintshire Local Development Plan: Alternative Site

Site Reference	LE1010-AS
Name / Location of Site	County Road
Settlement	Leeswood
Current use of site	Agricultural
Proposed Use of Site	Housing
Development or Protection	Development
Area (Hectares)	0.7

 <p>Flintshire Council 2019</p>	<p>Planning, Environment & Economy, Flintshire County Council, County Hall, Mold, Flintshire, CH7 5NF Chief Officer: Mr Andrew Farrow</p>	<p>Scale 1:1500 @ A4 Plotted 10/10/2019</p>	 <p>N</p>
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Flintshire Local Development Plan: Alternative Site

Site Reference LE1011-A5
Name / Location of Site The Grange, Stryt Cae Rhedyn
Settlement Leeswood
Current use or site Agricultural
Proposed Use of Site Housing
Development or Protection Development
Area (Hectares) 1



The Flintshire Local Development Plan (LDP) is a statutory document which sets out the strategic planning framework for the county of Flintshire. It provides a clear and concise statement of the county's planning policies and objectives, and sets out the framework for the development of the county's land resources.

Planning, Environment & Economy
 Flintshire County Council
 Gully Hill, Mold,
 Flintshire, CH7 6NF
 Chief Officer: Mr Andrew Farrow

Scale 1:1500 @ A4
 Plotted 10/10/2015



LDP Plans Leeswood

<p>The site complies with the Council's Preferred Strategy and may have potential to contribute to meeting future growth subject to a satisfactory technical assessment.</p>
<p><i>This is where a site is not considered to be affected by any fundamental constraint and has the potential to meet the Plans growth strategy. The site is still subject to a satisfactory technical assessment, and this might include a Transport Assessment or further viability work.</i></p>
<p>The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed</p>
<p><i>This includes sites where there are known constraints which would need to be overcome such as highways improvements, flood risk or ecological constraint. This would also include policy constraints such as green barrier. It would also include sites where there might be a potential viability or deliverability concern particularly when a site has not come forward.</i></p>
<p>The site may have the potential to contribute to the Council's windfall allowance given that it is currently within a settlement boundary</p>
<p><i>This is relevant primarily to small sites (but could also apply to large sites) that are already within a settlement boundary. Rather than allocate such small sites, the Plan will make an 'allowance' as part of the overall housing supply, for such sites to come forward over the Plan period. Such sites, if they come forward over the Plan period in the form of planning applications, will be assessed against the policies in the LDP.</i></p>
<p>The site will be assessed as to a possible settlement boundary change (having regards to the Preferred Strategy)</p>
<p><i>This is relevant primarily to small sites that are on the edge of a settlement boundary. In preparing the Deposit Draft Plan, a review of settlement boundaries will be undertaken and consideration given to the appropriate of sites being included in a settlement boundary. In doing so, regard will still need to be had to the spatial strategy and agreed settlement hierarchy.</i></p>
<p>The site does not comply with the Council's Preferred Strategy as it is divorced from the settlement and development of the site would result in urban sprawl in an area of open countryside</p>
<p><i>Sites within this category would not adjoin a settlement boundary and would therefore be in an open countryside location and divorced from the settlement.</i></p>
<p>The site does not comply with the Council's Preferred Strategy due to the position of the settlement in the settlement hierarchy</p>
<p><i>This includes sites which are submitted in tier 4 Defined Villages and tier 5 Undefined Villages, as the Preferred Strategy does not propose to make allocations in the lower two tiers. These sites could still be considered either as windfall sites or as possible settlement boundary changes in Defined Villages (Undefined Villages do not have settlement boundaries).</i></p>
<p>The site now has planning permission or has been developed</p>
<p><i>This covers cases where, since the Candidate Sites were submitted, a site has either been developed or has been granted planning permission. Such sites would still count to the Plan's housing supply as they would constitute 'commitments'.</i></p>
<p>The Employment Land Review has indicated that there is sufficient employment land for the plan period without the need to release further land such as this site.</p>
<p><i>The findings of the Employment Land Review is that no new additional employment sites are required for the Plan period.</i></p>

LDP Plans Leeswood

Leeswood	Sustainable Village	LEED001	Land adj Queens Farm, Dingle Road, Leeswood	5.06	Housing	The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed
Leeswood	Sustainable Village	LEED003	Land to E of Windover, Stryt Car Blysbryn, Leeswood	0.87	Housing	The site does not comply with the Council's Preferred Strategy as it is divorced from the settlement and development of the site would result in urban sprawl in an area of open countryside
Leeswood	Sustainable Village	LEED004	Land to side and rear of Wesley Methodist Church, King Street, Leeswood	1.37	Housing	The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed
Leeswood	Sustainable Village	LEED005	Land rear of Wesley Methodist Church, Leeswood	5.18	Housing	The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed
Leeswood	Sustainable Village	LEED006	Ysgol Derwenfa, Leeswood	1.64	Settlement Boundary	The site will be assessed as to a possible settlement boundary change (having regards to the Preferred Strategy)
Leeswood	Sustainable Village	LEED007	Land adj Florodd Siarl, Leeswood	1.59	Housing	The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed
Leeswood	Sustainable Village	LEED008	Land to rear of Delfryn, King Street, Leeswood.	0.05	Housing	The site now has planning permission or has been developed

HN1: New Housing Development Proposals

Land is allocated in the following locations as shown on the proposals map to contribute to the delivery of the identified housing requirement over the plan period:

- **Northern Gateway Mixed Use Development Site** (Policy STR3A and Northern Gateway Masterplan and Delivery Statement)
- **Warren Hall Mixed Use Development Site**(Policy STR3B and Warren Hall Masterplan and Delivery Statement)

Ref.	Site Location	Area (ha.)	Units	Summary Guidance
Tier 1 – Main Service Centres				
1	Well Street, Buckley	5.3	159	Access onto Well Street to be designed so as to prevent right turn and use of rural roads to the south / retention and enhancement of strong hedgerow and landscaped boundaries.
2	Broad Oak Holding, Mold Rd, Connah's Quay	1.3	32	n/a – residual of UDP Fairoaks Drive allocation – site now has resolution to grant planning permission subject to s106 being signed.
3	Highbere Drive, Connah's Quay	5.0	150	Access off Highbere Drive with a secondary access at Courbet Drive / provision can be made available to provide improved cycle, pedestrian and emergency access linking onto Courbet Drive / appropriate ecological avoidance and mitigation measures.
4	Northop Road, Flint	9.1	170	Single access off Northop Rd / pedestrian linkages to Halkyn Road / retention of strong hedgerow boundaries / ecological mitigation measures.
5	Maes Gwern, Mold	5.7	160	n/a - site has planning permission and is under construction but unable to be recorded as a commitment as at 01/04/18.

6	Land between Denbigh Road and Gwernaffield Rd, Mold	12.1	246	New access onto Denbigh Road / retention and enhancement of strong site boundaries particularly along western edge of site / facilitate delivery of Mold flood alleviation scheme / no residential development on land between Denbigh Rd and Pool House Lane.
Tier 2 – Local Service Centres				
7	Holywell Rd / Green Lane, Ewloe	9.9	298	Access off Holywell Rd and Green Lane but no through route / improvements to junction of Holywell Rd and Old Mold Road and junction of Green Lane and Old Mold Rd / retention of field boundary hedgerows and trees / ecological mitigation measures.
8	Ash Lane, Hawarden	10.9	288	Access onto Gladstone Way and Ash Lane / strategic landscaping buffer to provide setting to listed building / retention of hedgerows and mature trees / link to active travel route.
9	Wrexham Road, HCAC	3.5	80	Retention of hedgerows / creation of attractive development frontage / layout to be sensitive to wildlife and break of slope along western edge of site.
Tier 3 – Sustainable Villages				
10	Cae Isa, A5119, New Brighton	3.5	105	New Brighton Road / Bryn Lane Signalised Junction / new section of footway along the western side of New Brighton Road to the south East of site to improve pedestrian access / SuDs pond to collect all surface water run-off via gravity piped networks / retention of boundary trees and new planting / appropriate ecological avoidance and mitigation measures.
11	Chester Road, Penymynydd	7.7	186	n/a - site has planning permission and is under construction but unable to be recorded as a commitment as at 01/04/18.