

Summary of Representation
Flintshire Unitary Development Plan
HSG1 New Housing Development Proposals

Well Street, Buckley

Reasons for Representations:

- This area of Buckley is already over developed with housing and backs onto green belt which is used for leisure purposes. Development of land will reduce further the countryside between Mold, Mynydd Isa and Buckley.
- Site approach roads are narrow and congested with parked cars. Development will create further traffic problems on country lanes.
- Access road off Daleside is often flooded indicating inadequate sewage system.
- There are other areas of Buckley more suited to a development of this size where there is need for more housing.
- Loss of open countryside and wildlife.
- Increased traffic movement and compromised road safety.
- The proposal is detrimental to the environment and could specifically increase the risk of flooding.
- The land is potentially unstable (mining).
- Insufficient social and economic amenities (Schools, doctors, emergency services etc.).
- Buckley is not an employment centre as most residents commute elsewhere resulting in heavy traffic movements through Buckley. Illogical and potentially dangerous to place a further significant burden on roads that are already overcrowded.
- Surface water problems arising from natural spring.
- Several smaller brownfield sites available.
- Area is most heavily built up area of Buckley.

- Virtually no green space or recreational land in Well Street area. Footpath which crosses site is valued and well used by local residents.
- Loss of open space.
- Loss of green barrier between Buckley and Mynydd Isa.
- There is a need to retain physical gaps between settlements.
- The overwhelming protest of local residents.
- Combined system with no separate water pipes, therefore foul water connections only.
- The site is on the border of two catchments. Drainage to the west and there are flooding incidents downstream with no improvement works planned. Drainage to the east to Ty Gwyn WWTW is possible but will need detailed analysis. Drainage to Mold unacceptable as WWTW already up to load and it is known that there are existing permission in the catchment.