

Dear Flintshire County Council,

We have deep concerns about the proposed development on the Ffordd Hiraethog/Ffordd Pandarus, Mostyn. We as residents feel that the council and the developers have not taken into account the issues of infrastructure, issues of quality of life for the residents and the community of Maes Pennant. Beyond this there are also legalities that have not been observed regarding the publicising of the proposed development on the council website which is why this message is being sent today (see point 4 below for more details). The primary concerns are as follows;

1. The proposed new access roads for both developments will reduce the amount of on street parking for existing residents. This space is already insufficient for the needs of modern families, a high proportion of whom are commuters, within the village. Much of the current parking issues are alleviated by residents using the spaces around the existing garages on the proposed sites of the new builds. The proposed construction will not only remove much of this space but it is the intent to designate any parking spaces created for the new builds. Unless Wates are proposing to create designated parking for the existing residents, we fail to see why they should be allowed to monopolise on the new spaces. Will the council or the developers be creating additional and designated parking for the residents of Ffordd Pandarus, Pennant and Dyfrdwy as well as the new builds?
2. The newbuilds are proposed upon a green space within ease of reach and supervision of all the domestic properties surrounding it. If the newbuilds go ahead on this site it will mean that the only green space available for anyone's children will be the playing fields which are not only used regularly for matches, but also not within safe distance of these properties. Does the proposal include new green facilities for residents and their children within safe distance at the expense of the developers?
3. There are privacy issues with the newbuilds that have not been considered. Where the development is proposed will lead to it both overlooking and being overlooked by the surrounding properties. We do not believe this has been considered as it will greatly affect the market price of both existing properties and the newbuilds themselves. Not only are there financial concerns there is a mental health issue here where current views of greenspaces, the trees and the sea beyond will potentially be lost. Current research is and government guidance shows the importance of green spaces to mental health (<https://publichealthmatters.blog.gov.uk/2016/11/09/green-space-mental-wellbeing-and-sustainable-communities/>) especially to older residents who are unable to leave their homes so easily. This could also leave Flintshire County Council and the developers open to legal action by the residents. Could you please provide assurance that this aspect of the newbuilds has been considered and appropriate compensation set aside by the developers for the existing residents as regards loss of value and emotional distress?
4. Inadequate notice has been provided to the residents as the development does not appear on Flintshire County Councils own list of proposed developments on your website. ([http://flintshire.gov.uk/en/business/strategic-housing-and-regeneration-programme/strategic-housing-and-regeneration-programme-\(sharp\).aspx](http://flintshire.gov.uk/en/business/strategic-housing-and-regeneration-programme/strategic-housing-and-regeneration-programme-(sharp).aspx) See image below taken today.) This means there is nowhere to find full details of the proposed development nor to post our opposition. We are concerned that already financially compromised Flintshire County Council could find themselves once more subject to legal action on account of this. Are there, therefore, any plans to publish this information and extend the period of objection?

5. The development will require the removal of at least one healthy example of a self-seeded ash tree. This species has come under threat in the UK in recent years with the arrival of Chalara dieback of ash (*Hymenoscyphus fraxineus*). Can Flintshire provide evidence from the Forestry Commission that they have consulted on the removal of this (and any other) tree and that they are free to do so?
6. The development will require groundworks to take place to the rear of current properties with elevated or dropped gardens. This have been supported at their extreme edges by banks; most of which are now overgrown due to council budgetary cuts. This means that the structural integrity of these banks is now reliant on the roots structure of the bushes, brambles and plants that have taken over. As this development will mean the removal of said growth and therefore damaging the structural integrity of the banks, can the developers please provide assurances that the work will include rebuilding and the strengthening of these banks and borders to their properties *at the developer's expense*?
7. This all seems unnecessary when an area on the edge of the village had already been approved for housing some time ago without any of the above concerns. If the proposed development would go ahead the negative publicity generated by this oversight could be very damaging to an already beleaguered council. Please could you provide assurances that the other site was fully considered before allowing this more controversial and troublesome one to go ahead?

Furthermore as Welsh speakers, we would greatly appreciate it if the Welsh provision referred to *the same development as the English*. Whilst the English document refers to the above the Welsh refers to a development at Nant y Gro. The lack of proofreading goes to show further lack of respect from Wates to the residents and county council of Flintshire. We will be forwarding it to the Welsh Language Commissioner in due course. We are replying in English out of courtesy as we are concerned by this that a Welsh response would not be given the due respect.

We look forward to hearing your full responses to the points raised above in both *English and Welsh*. Please be aware that. We are sending copies of the above to our MP, AM and the local press so you may also wish to include them in your replies.

Yours Faithfully

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and employment. It is estimated that over 2,000 people will be employed throughout the SHARP and an estimated 20 apprenticeship positions will be created. The properties will be built to a high specification with modern kitchens and bathrooms. In order to keep running costs to a minimum energy saving standards will be incorporated, such as modern windows and insulation materials.

THE SCHEMES

- + Llys Dewi
- + Nant y Gro
- + Dobshill Depot
- + Maes Gwern, Mold

PROPOSED SCHEMES

- + Sealand Avenue, Garden City

TENANCY INFORMATION

Council Homes
To be considered for one of the Council properties, you must qualify for social housing and an application must be made to Flintshire's Housing Solutions team on telephone 01352 703777. A local lettings policy