

## **FLINTSHIRE COUNTY COUNCIL**

**REPORT TO:** PLANNING & DEVELOPMENT CONTROL  
COMMITTEE

**DATE:** WEDNESDAY, 4 SEPTEMBER 2013

**REPORT BY:** HEAD OF PLANNING

**SUBJECT:** GENERAL MATTERS - FLINTSHIRE COUNTY  
COUNCIL'S NORTHERN GATEWAY MASTERPLAN  
FRAMEWORK

### **1.00 SITE**

- 1.01 This report accompanies the Council's 'Framework Masterplan' setting out the key requirements for developing 'The Northern Gateway' - RAF Sealand South Camp and former Corus Garden City Site, Sealand.
- 1.02 An earlier version of this Masterplan Framework was taken to Planning Strategy on 26<sup>th</sup> July 2013 prior to consultation with the two landowners. Planning Strategy recommended that;
- (a) The content of the draft Framework document be endorsed;
  - (b) That the Head of Planning be given delegated authority to incorporate the comments made; and
  - (c) That the consideration and approval of the final Framework document by the Planning Committee, in advance of considering a further application for the Northern Gateway site be recommended.

### **2.00 PURPOSE OF REPORT**

- 2.01 To seek Members views and endorsement for a Framework Master Plan document which has been produced for the Northern Gateway site, to provide guidance to both land owners/developers in relation to the Council's key strategic requirements for how this site is to be brought forward and developed.

### **3.00 BACKGROUND**

- 3.01 The Northern Gateway site is a major mixed use development site allocated in the adopted UDP under policy HSG2A. The policy requires the proper planned development of the site given its strategic scale, comprising a masterplan which illustrates the overall

development of the site, a design statement and development brief, and a phasing plan.

- 3.02 The site is currently in two ownerships, namely; Praxis and Pochin/Goodman. Both owners are pursuing development on their own land holdings via separate planning applications.
- 3.03 Praxis have an outline permission to develop their part of the site (049320), and are currently looking to discharge all of the relevant conditions attached to that permission in order to submit reserved matters applications for the essential development infrastructure, as well as for first phase development. They currently have one such application in for consideration (051025) to discharge condition 6 of their permission which requires the submission of a Development Brief comprising an illustrative land use Master Plan, green infrastructure plan and flood mitigation plan for built development and a Design Statement. These elements are currently out to consultation and this application will be reported to Planning and Development Control Committee in due course.
- 3.04 Pochin/Goodman have an outline planning application (049320) under consideration at present and this Committee has made a resolution to hold a Special Committee to consider that application, as and when it is ready to be determined. We are currently still under detailed discussions in relation to the highways implications of the proposed development.
- 3.05 Whilst each applicant has prepared or is preparing information to support their applications and comply with the above requirements of the UDP policy, this is in the context of each of their parts of the overall site. Because of this and the nature of the relationship that exists between the two landowners, officers have drafted a Framework Master Plan document in order to provide consistent guidance to both parties in relation the key strategic requirements that the Council has for how this site should be brought forward and developed.
- 3.06 This document is also important in ensuring that previous requirements set out by this Committee when determining the Praxis application are met by both applicants in taking forward development of the site as a whole.

#### **4.00 CONSIDERATIONS**

- 4.01 The main purpose of the Framework Master Plan is to ensure that in developing a master plan for each of their respective sites, the two owners do so in a consistent and connected way, which responds to the key strategic site-wide requirements that are important to this site. The Framework document sets out the range of supporting information required to support respective development proposals,

such as:

- Flood Mitigation Solution
- Transport Implementation strategy
- Landscape Strategy
- Urban Design Study
- Ecological Mitigation and Enhancement Strategy
- Scheme for the provision of Affordable Housing
- Drainage Infrastructure Scheme

- 4.02 Section 5 of the Framework document then picks up on these requirements in more detail, setting out in a schedule format the key requirements under each main topic, for how the site should be developed.
- 4.03 Section 6 in relation to Developer Obligations, sets out heads of terms and is not fully detailed. Details of this will emerge and be populated as the respective developers consider the requirements of the Framework and negotiate with the Planning Authority and Council on the key requirements. Some of this is also premature in relation to current funding bids which have been made for infrastructure provision and affordable housing. Once the outcome of these is known, the Framework document can be developed further.
- 4.04 Consultation on the Masterplan has been undertaken with the two landowners to ensure that they are aware of the Council's requirements as they develop their masterplan's and detailed proposals for their sites. Comments from the respective developers on the document have been received and considered to ensure that the Council's vision for the site is realistic and achievable and does not give rise to any potential conflicts in site delivery. Comments from Members following Planning Strategy have also been incorporated.
- 4.05 Members are therefore invited to consider this framework to ensure that it fully meets the strategic requirements of the Council for this site, and to approve its content as part of the policy decision making for this strategic site as the subsequent applications for development on this site are brought forward.

## 5.00 **RECOMMENDATIONS**

- 5.01 That Members approve the content of the Framework Masterplan document attached to this report in advance of considering further applications for the development of the Northern Gateway site.

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