

Appendix 1

Residential Development Potential and Planning Status of the Northern Gateway Mixed Use Development Site

Context

The Northern Gateway mixed use site is allocated for development in the adopted Flintshire Unitary Development Plan. Amongst the mix of uses sought by the UDP, there is an expectation that “at least” 650 homes will be built as part of the overall development. The site is also a key part of the Enterprise Zone designated in this area, whose primary goal is to deliver around 7,000 new jobs for the area.

The site is within two commercial ownerships and notwithstanding the need to develop the site sustainably as a whole, the two owners (Praxis and Pochin Goodman) have separately planned for development of their respective parts of the site. Both have outline planning permission and are now required to submit more detailed proposals to secure permissions for each phase of the development of their sites.

The Northern Gateway site also requires significant infrastructure investment in relation to improvements to the existing Dee flood protection defences, as well as significant internal road infrastructure to open up the site and connect it to the existing local and national highway network. Welsh Government are funding both elements of infrastructure provision with the flood defence works underway at present, and the road works planned to begin within 12 months, taking up to 5 years to complete.

Scale of Residential Development proposed/permitted and timeline

Praxis were granted outline planning permission for the northern part of the site in April 2012. As part of their application they have indicated an intention to build up to 725 homes phased over an 8 year period to begin 12 months after permission is granted. The subsequent approval of their master plan and development brief by the Council in November 2013 confirmed this quantum of residential development. Given that no residential reserved matters applications have yet been submitted or approved, this phasing plan has yet to commence.

Pochin Goodman were granted outline consent in April 2014 for the southern part of the site in their ownership. As part of their proposal they stated an intention to deliver “approximately 600 dwellings at a rate of 50 completions per year over 12 years”. However in granting that outline consent, due to concerns about the capacity of the existing access to their site off Welsh Road, Pochin Goodman were limited to a maximum development of 290 homes as part of the outline permission granted by the Council, from this access. The permission allows a further 70 dwellings off a separate access off Farm Road. To achieve the 600 units originally sought they would have to apply again to justify the additional housing, and also will need to submit and have approved reserved matters applications to allow residential development to commence at the rate they specified.

Both developments are also dependant on the road infrastructure being commenced, and ultimately, the maximum quantum of residential development will be constrained by the implications for infrastructure, physical and environmental factors.

Summary Timelines

1. Flood Defence Works – on site now, completion mid 2015
2. Road infrastructure – submit planning application within next 6 months; commence first phase within 6 months of consent given; therefore commencement February 2016 with a 5 year development programme – completion spring 2021.
3. Praxis residential development – No detailed planning permissions as at February 2015; propose to develop 725 dwellings over 8 year phasing plan. Assuming commencement of residential mid 2016; completion of all residential as per phasing plan would be 2024.
4. Pochin Goodmans residential development – No detailed planning permission as at February 2015; proposal to develop 600 dwellings over 12 years is presently capped to a maximum of 360 (290+70) dwellings. If commenced in 2016, notional completion of the maximum 600 dwellings sought (if eventually permitted) would be 2028 based on the developers stated completion rate.

Notes

There are no other significant residential development proposals in this area contained within the UDP. This plan expires at the end of 2015 and whilst work in underway on a replacement LDP, this will not be adopted until 2018/19 at the earliest.