

Pochin Goodman (Northern Gateway) Ltd

Former Corus Garden City, Northern Gateway

Delivery Statement

Revision A 5 September 2019



Revision Record

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I. Introduction and Objectives

- I.1 Spawforths have been instructed by Pochin Goodman (Northern Gateway) Ltd (PGNGL) to prepare and submit this Delivery Statement to Flintshire County Council (FCC) to promote their land holdings on the former Corus Garden City Site in Deeside.
- I.2 The former Corus Garden City Site forms the southern part of the Northern Gateway Site currently allocated as a Strategic Mixed Use Development: Land North West of Garden City (Policy HSG2A) in the Flintshire UDP, adopted on 28th September 2011. The northern part of the Northern Gateway Site, referred to as the 'Airfields' is being delivered by Praxis Real Estate Management Ltd on behalf of Crag Hill Estates Ltd.
- I.3 The purpose of this Statement is to outline the progress on the development and delivery of their land holdings, including site enabling and infrastructure works and emerging proposals by both housing and commercial developers on the Site. This Statement will support the allocation of this Strategic Site for Mixed Use Development in the emerging Flintshire Local Development Plan (LDP) (Strategic Policy STR3) and demonstrate the development proposals remain suitable, available and achievable within the Local Plan period.
- I.4 The Statement will first outline the planning context, including the extant outline planning permission and subsequent permissions which outlines the planning uses and quantum of development secured under these permissions. It then confirms progress being made to deliver this development on site, including a housing and employment trajectory and phasing schedule confirming the projected timescales for delivery of development on the Site across the emerging LDP Period.

2. Planning Context and History

Outline Planning Permission (ref: 054758)

- 2.1 The former Corus Garden City Site was granted outline permission (ref: 054758) for an employment led mixed use development in May 2014. The outline planning permission secured permission for:

“Employment-led mixed-use development, incorporating Logistics and Technology Park (B1, B2, B8) with residential (C3), local retail centre (A1), hotel (C1), training and skills centre (C2, D1), new parkland; conversion of buildings, demolition of barns; and associated infrastructure comprising construction of accesses, roads, footpaths / cycle paths, earthworks and flood mitigation / drainage works at Northern Gateway, Land off Welsh Road, Deeside.”

- 2.2 The development approved comprised of a maximum of 120,000m² of Industrial /Warehousing (B2/B8), 3,300m² of Office (B1), 7,400m² of Light Industrial (B1), 3,000m² of Hotel (C1), 2,500m² of Retail (A1), 4,000m² of Training and Skills Centre (C2/D1), and 600 Residential dwellings (C3).
- 2.3 The planning secured detailed access. All other matters regarding detailed design, such as appearance, layout, scale and landscaping were reserved for consideration at a later date.

Section 73 Planning Permission to vary Planning Conditions 6, 9 and 42; and Removal of Conditions 17, 18 and 19 (ref: 050125)

- 2.3 A Section 73 Application was submitted in December 2015 to vary the highway conditions (6, 9 and 42) and remove conditions 17, and 18 and 19 in respect of BREEAM and Code for Sustainable Homes. This was subsequently granted in March 2016.

Section 73 Application to vary Planning Conditions 5, 32 and 38; and Removal of Conditions 6 and 10 on Application Ref: 054758 (ref: 056540)

- 2.4 A Section 73 Application was submitted in February 2017 to vary conditions 5 (mix of development and phasing), 32 (highway works) and 38 (off-site highway works) and removal of conditions 6 (highway works at Station Road/Asda junction) and 10 (flood defence works), including an updated Environmental Statement and was subsequently granted in March 2018.

- 2.5 This application sought approval to vary planning condition 5, increasing the level of residential dwellings on the site from 600 to 770. This followed an assessment of the costs associated with delivery of the road and site infrastructure on the site. The rationale being that delivery of a first phase of residential development on the site by a prospective housebuilder will stimulate market interest in the locality and will act as a springboard for further investment and the delivery of the remaining infrastructure and subsequent phases of residential and employment development. Increasing the level of residential development on the site has subsequently enhanced the viability of the site and provided an opportunity to secure housebuilder interest at the Welsh Road gateway, in a location which is attractive to the housebuilder, who are keen to secure land which has a roadside and riverside aspect.

Enabling Works and Pre-Commencement Planning Conditions

Approval of Reserved Matters Proposals for Phase Ia Enabling and Infrastructure Works Pursuant to Application (ref: 056540)

- 2.6 Reserved matters were submitted in August 2018 to secure detailed approval of enabling and infrastructure works in order to facilitate delivery of the first phase of residential development on the Site. The works comprise details of the development platform created including levels and cut and fill detail to facilitate residential development of phase I, details of flood prevention / alleviation and drainage and ground works, creation of flood storage and wetland area, ecological mitigation and strategic landscaping works on part of new parkland.
- 2.7 Whilst approval from Flintshire County Council (FCC) is still pending, all statutory consultees are now satisfied with the submitted details and PGNGL await the imminent confirmation of the reserved matters approval and issue of the Decision Notice from FCC.

Discharge of Pre-commencement Planning Conditions

- 2.8 In parallel with submission of the Phase I enabling works reserved matters (ref: 056540) PGNGL have submitted a number of applications to discharge relevant pre-commencement planning conditions to facilitate delivery of the phase I enabling works and subsequent reserved matters for the first phase of residential development on the Site by the preferred house builder partner.

2.9 The following applications have been made to discharge relevant pre-commencement planning conditions:

- Application for approval of details reserved by condition no's 5,13,16,18,19,20,21,22 and 41 attached to planning permission reference 056540 (Ref no. 058909). Discharge of these conditions are pending with formal discharge expected immediately following approval of the Phase I enabling works reserved matters.
- Application for approval of details reserved by condition No23 (scheme for ecological mitigation) attached to Planning Application reference 056540 (Ref no. 059412). Discharge of this condition is pending with formal discharge expected immediately following approval of the Phase I enabling works reserved matter.
- Application for the approval of details reserved by condition no.39 (Site Investigation) attached to planning permission ref.056540 (Ref no. 060171) Discharge of this condition is pending with formal discharge expected immediately following approval of the Phase I enabling works reserved matter.

Summary

- 2.10 This section confirms the planning history associated with the site, including the efforts by the landowner to accelerate development on the Site, confirming the extant planning permissions and subsequent enabling works details submitted for approval, to facilitate delivery of development on the site and now bring forward the first phase of residential development on the Site.

3. Housing Delivery

- 3.1 The package of enabling works submitted under reserved matters (ref: 056540) will bring forward the first phase of residential development comprising 129 residential dwellings. A reserved matters submission will be made by a national housebuilder in September 2019 who has an option secured on this phase 1 plot (3.49 ha) (subject to detail reserved matters approval). Following completion of the enabling works and infrastructure on site under approval (ref: 056540), work will commence on site by the housebuilder who will build this first phase out over 4 years (2020-2024) at a density of 37 dwellings per hectare. The phasing plan and trajectory attached at Appendix 1 illustrates the phased delivery of housing and number of dwellings to be built per year over the former Corus Garden City Northern Gateway site.
- 3.2 PGNGL continue to market their land interests at Northern Gateway and have received firm interest from a number of housebuilders interested in phases 2, 3 and 4. PGNGL have agreed terms for the sale of Phase 2 (2.53 ha) and the matter is now in legal's, with the expectation that a further reserved matters submission will be made to FCC in Quarter 4 of 2020. This will see Phase 2 being built out in two sub-phases (2a and 2b) with 52 dwellings being built in 2022 (phase 2a) and 52 dwellings being built in 2023 at a density of 41 dwellings per hectare.
- 3.3 Phase 3 (0.58 ha) is likely to deliver 21 dwellings, built out at a density of 36 dwellings per hectare over 1 year (2023).
- 3.4 Phase 4 is the largest plot (10.78 ha) and will be built out over four sub phases (4a, 4b, 4c, 4d) and will deliver 400 dwellings at 37 dwellings per hectare, commencing in 2024 – 2030 with a build out rate of 50-60 dwellings per year over seven years.
- 3.5 In total, this 17.38 ha site will deliver a total of 654 dwellings over a 10 year period, commencing in 2020 and completing in 2030. This level of housing being delivered on Site is under the 770 dwellings approved with the S73 Application (ref: 056540), however this is due to additional land now required by a major manufacturing occupier to deliver employment development on the Site. This is outlined in Section 4 of this Statement. If this additional land is no longer required by this major manufacturing occupier, the Site will deliver the additional

116 dwellings within the emerging Plan period, consistent with the approved planning permission which grants approval for 770 dwellings.

4. Employment Delivery

- 4.1 PGNGL are in advanced discussions and a contractual agreement with a major manufacturing company who intend to develop Employment Phase 1 (20.0 ha) of the Site for B2 and B8 employment uses. A full planning application will be submitted in Quarter 4 of 2019 with the intention that this will be built out in 2020/21 and within the emerging Local Plan period.
- 4.2 PGNGL continue to market the remaining employment land (7.0 Ha) (Phase 2), which has had recent interest, and are confident that with commencement of housing and employment development on Site in 2020, with implementation of key site infrastructure and delivery of Employment Phase 1 and housing Phases 1 – 4, the remaining employment phase will be delivered in the emerging Plan Period by 2030 as market interest in the Site will increase.

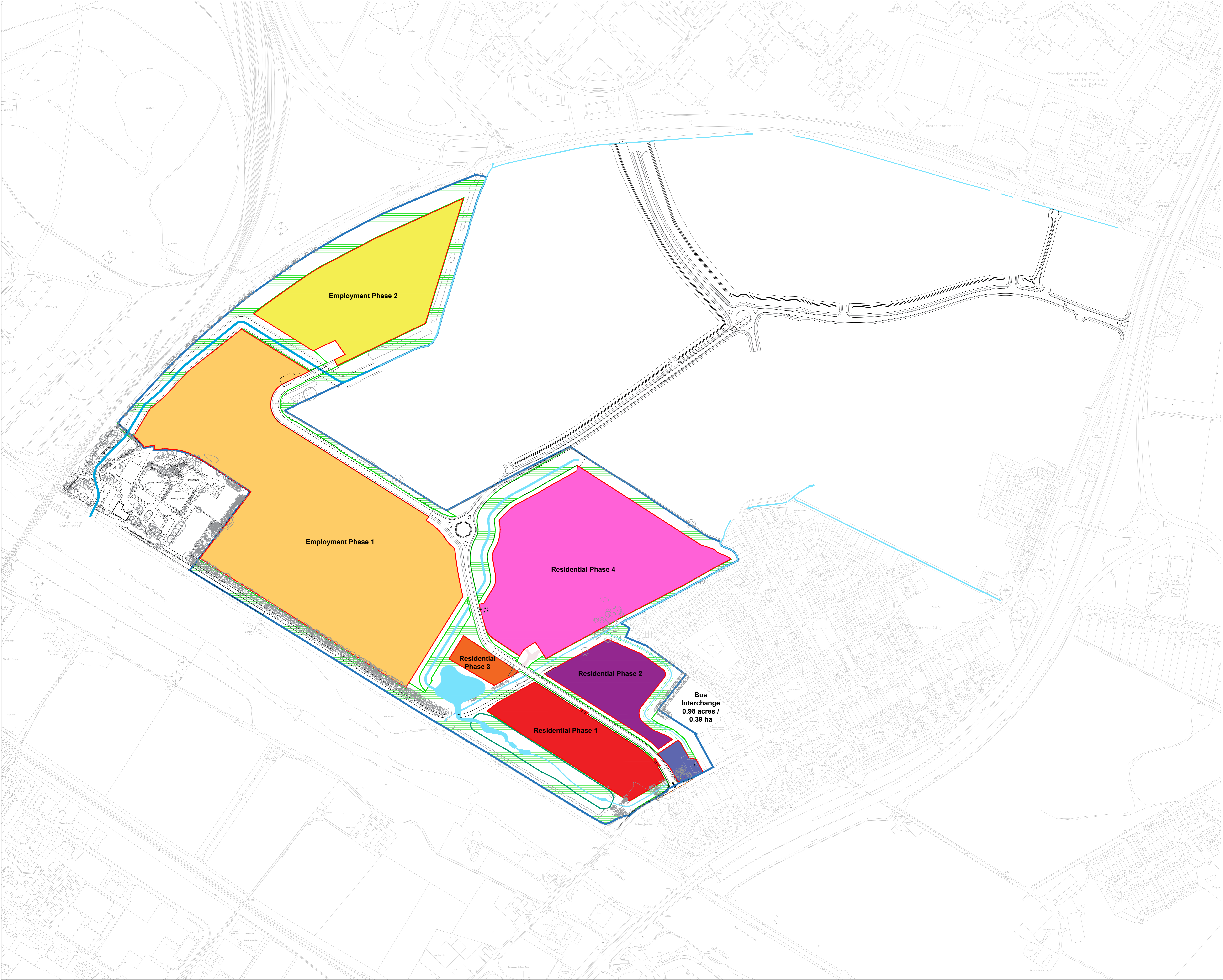
5. Conclusion

- 5.1 PGNGL and their development partners are committed to delivery of all housing and employment phases within the plan period up to 2030. Following reserved matters approval and formal discharge of relevant pre-commencement planning conditions in September 2019 for the phase 1 enabling works, PGNGL intend to commence works on Site in 2020. This clearly demonstrates PGNGL's commitment to accelerate development on Site and facilitate delivery of subsequent residential phases with this on site infrastructure and confirms the Site is deliverable.
- 5.2 PGNGL have contractual agreements in place with housebuilders for Phase 1 and 2 and interest from housebuilders for Phase 3 and 4 is very strong following the landowners commitment to deliver the enabling and on site infrastructure making the land suitable and available for development. On this basis, PGNGL are confident that the 654 dwellings now proposed to be built out over Phases 1 to 4 will be built on in the Site over the next 10 years during the emerging Local Plan period with more than one housebuilder on Site building over the same periods in the next 10 years.
- 5.3 Following the landowner option now in place with a major manufacturing company who intend to develop Employment Plot 1 (20.0 ha) of the Site for B2 and B8 employment uses, PGNGL remain confident that the remaining employment plots are also deliverable and will be built out of over the emerging Plan period.

Appendix I – Phasing Schedule and Phasing Plan

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Phase 1a	21	36									
Phase 1b			36								
Phase 2a			52								
Phase 1c				36							
Phase 2b				52							
Phase 3				21							
Phase 4a					50	50					
Phase 4b							60	60			
Phase 4c									60	60	
Phase 4d											60
Annual Total	21	36	88	109	50	50	60	60	60	60	60
Cumulative Total	21	57	145	254	304	354	414	474	534	594	654

	Ha	Units	Units/Ha	Units/Acre
Phase 1	3.49	129	36.96	14.96
Phase 2	2.53	104	41.11	16.63
Phase 3	0.58	21	36.2	14.65
Phase 4	10.78	400	37.1	15.01
Total	17.38	654	37.63	15.23



NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain any dimensions. Work to fixed dimensions only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client notified of duties: **CDM_PO_Date**
Principal Designer: **CDM_PD_Name**
Unless noted below, all known hazards have been highlighted on the drawing.

P2	05/09/19	DOH	AL
Annotation amended			
P1	01/08/19	MB	DOH
Initial Issue			
REV	Date	Drawn by:-	Checked by:-
S2	Purpose of Issue		
For Information			
Drawing stage		Feasibility	
Client			
Pochin Goodman (Northern Gateway) Ltd.			
Project			
Northern Gateway Deeside			
Drawing title			
Developable Plot Areas Plan Wider Context			
Date		01/08/19	Drawn MB
Scale @ AO		1:2500	Checked DOH