

Northern Gateway- Housing Position Statement

This Statement has been prepared by Flintshire County Council to provide updated information regarding progress to date, and anticipated future delivery rates on the housing element of the Northern Gateway site. The site is allocated in the Flintshire LDP under Policy STR3 : Key Strategic Sites, for a mixed use development site comprising employment, housing, and commercial development.

The Northern Gateway allocation comprises two principle areas of land in separate ownership, and referred to in this statement as the 'Airfields' site and the former 'Corus' site. The Airfields site is being delivered by Praxis and the Corus site by Pochin Goodman plc. Both areas benefit from planning permission for mixed employment/residential development comprising a total of 1325 units and over 40 further planning approvals have been granted on the site. Further information on these is contained in documents, LDP-EBD-STRA.1, LDP-EBD-STR3A.2, FCC001, M3.01, and M3.04.

The Airfields site (Praxis)

The Airfields comprises some eight parcels of land for housing. The first phase of the site, which comprises parcels H1,H2,& part of H8 has detailed planning permission for 283 residential units. Countryside properties are on site and at 1st April 2021 had completed 64 market housing units. In addition, of the 283 properties having permission, 98 will be for rent via Simple Life Homes. Simple Life have confirmed that of these 98, at 1/4/21 they had completed (and let) 48 properties (with a further 11 due for tenants in May 2021). At 1/4/21 a total of at least 112 units have been completed on phase 1 of the Airfields site.

Countryside have also confirmed that they anticipate completing a further 70 market units by April 2022 with the balance of the 283 units with permission also being completed during 2022.

With regard to the remainder of the Airfields site (ie parcels H3,H4,H5,H6,H7 and part of H8) these will be developed by Anwyl Homes and Bellway Homes and details of the developers' anticipated delivery timescales are included in the Statement submitted to the Examination by Anwyl (M3.16A).

The Corus Site (Pochin Goodman)

The Corus site comprises some four parcels of land, plots 1,2,3, and 4. Plot 1 is the subject of a planning application by Lane End properties/ Clwyd Alyn Housing association. Infrastructure work to serve all the parcels is being provided by Pochin Goodman, as explained in the Statement submitted to the Examination by Spawforth's

(M3.04). Clwyd Alyn have confirmed that they anticipate obtaining planning permission on Plot 1 in May / June and hope to be on site by October 2021 when Pochin Goodwin complete the enabling works.

Of the remaining plots on the Corus site, Plot 2 is the subject of a planning application by Keepmoat Homes which has been approved by the Council subject to the signing of a S106 Legal Agreement which is currently nearing completion.

The Statement by Spawforth's (M3.04) also incorporates anticipated development rates for the remaining plots on the Corus site.

For assistance, Table 1 below details the anticipated development rates for each housing parcel on the combined Airfields/Corus site based on the above information as submitted to the Examination.

Table 1 Development trajectory

Corus site *	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Plot 1 (Lane End/Clwyd Alyn)	---	---	26	26	26	26				
Plot 2 (Keepmoat)	---	---	15	25	25	25	25	14		
Plot 3 (TBA)	---	---						25	25	25
Plot 4 (Bellway)	---	---	15	50	50	50	50	50	50	50
Total Corus	---	---	56	101	101	101	75	89	75	75
Airfields site**										
Plots H1,H2 & part H8 (Countryside/ Simple Life)	112***	120	51							
Plot H3 (Anwyl/Bellway)					20	32				
Plot H4 (Anwyl/Bellway)							48	24		
Plot H5 (Anwyl/Bellway)					10	48	32			
Plots H6,H7 & part H8 (Anwyl/Bellway)			80	80	58			6		
Total Airfields	112	120	131	80	88	80	80	30		
Total Northern Gateway, ie (Corus+ Airfieds)	112	120	187	181	189	181	155	119	75	75

Notes: * Based on information in Spawforth's Statement (M3.04)

** Based on information in Anwyl Statement (M3.16A) and from Countryside and Simple Life Homes.

***Based on actual completions as provided by developers.

Table 2 below compares the annual completions rates from Table 1, (as provided by the developers) with the annual completion rates for the site contained in the Council's Allocated Sites Trajectory comprising Appendix 3A of Background Paper 10A (Examination Document (FCC002). The table indicates that the figures in the Council's Trajectory are generally lower than both completions to date and future completion rates provided by site developers.

Table 2

Total Northern Gateway	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	Beyond Plan Period
Council (BP10A)	90	90	150	150	120	120	120	120	120	105	140
Developers (From Table 1)	112	120	187	181	189	181	155	119	75	75	-----

Note: While the Council's figures in Table 2 total 1325 units as set out in Policy STR3A, the figures provided in the 'developers' row in Table 2 add up to 1394 units which is slightly greater than the 1325 units in Policy STR3A. This is as a result of developers looking in greater detail at each plot and identifying scope for additional units. Subject to ratification as part of the planning application process this has the potential to create additional flexibility.