



TOWN PLANNING &
DEVELOPMENT CONSULTANTS

THE AIRFIELDS NORTHERN GATEWAY DEVELOPMENT DELIVERY STATEMENT

1. Introduction

1.1 The Airfields part of the Northern Gateway strategic site, allocated for mixed use development in the Flintshire UDP and the emerging Flintshire Local, is shown on the Appendix 1 site masterplan. The site (aka RAF Sealand South Camp) is primarily owned by Crag Hill Estates Ltd with a small area comprising the Garden City Industrial Estate owned by Flintshire County Council. The development of the site is being delivered by Praxis Real Estate Management Ltd on behalf of Crag Hill Estates Ltd.

1.2 The purpose of this statement, prepared by ANCER SPA Ltd planning consultants on behalf of Praxis, is to explain progress on the development of the Airfields part of the Northern Gateway with the current provision of site enabling and infrastructure works and emerging proposals by both housing and commercial developers/occupiers.

2. The Outline Planning Permission and Approved Masterplan

2.1 The extant outline planning permission, LPA Ref: 049320 for the Airfield site was granted by Flintshire County Council (FCC) in January 2013 for 'employment led mixed use development'. It was unusual in that it did not refer to a maximum floorspace figure, nor did it refer to a specific approved masterplan drawing. Instead it included Planning Condition 6 which required the prior approval of a Development Brief comprising Master Plan, Green Infrastructure Plan, a Flood Mitigation Plan and a Design Statement.

2.2 However, the outline application was the subject of an Environmental Impact Assessment (EIA) with the submission of an Environmental Statement that defined the development, assessed its potential impacts and proposed appropriate mitigation. The EIA for the outline planning permission was based on the Parameter Plan 1 – Zonal Land Use & Access Plan which included a maximum of 236,000m² floorspace based on the following mix:

- B8 warehousing – 205,000m²
- Other B1/B2 employment – 22,500m²
- Mixed Use retail/leisure/institutional – 8,500m² (inclusive of 4,645m² retail)
- 725 dwellings

2.3 Then in November 2013 FCC discharged condition 6 of the outline planning permission by approving an Illustrative Land Use Master Plan and a Design Statement which provided further explanation of the proposed land uses but did not specify floorspace limits for each use.

2.4 In August 2018 FCC approved permission 058514 for an amended Masterplan, Design Statement and Phasing Plan. The Masterplan drawing M2882.12B is Appendix 1 to this statement and shows the site development plots for residential, commercial and other employment purposes. The Design Statement indicated that there could be up to 725 dwellings built on plots H1 to H8 comprising some 21.59ha. This would be at a density of 33dph.

2.5 Finally, in October 2018, FCC approved a Section 73 application to remove some obsolete conditions from the outline planning permission. The new outline planning permission is 058990 and this is now extant. However, the discharge of conditions under the previous outline permission 049320 is still valid.

3. Site Wide Pre-commencement Planning Conditions

3.1 The Airfields outline planning permission 049320 granted by Flintshire County Council (FCC) in January 2013 contained 48 planning conditions, some of which must be discharged prior to any commencement of development and some that must be discharged prior to each phase of development. The site owner Crag Hill Estates Ltd has been pro-active in discharging the former site-wide planning conditions and they have all been discharged except for the implementation of required offsite highway works. These highways works are the subject of on-going discussions with FCC and the Welsh Government Highways concerning amended proposals, but they will not delay development of the site.

4. Site Enabling Works

4.1 In March 2016 reserved matters approval 054488 was obtained by the Welsh Government and Crag Hill Estates to construct the first phase of the commercial spine road through the site with a new junction on Welsh Road. The works were largely completed in 2017. The road extends into the site up to a roundabout at the western end of plot B

4.2 In March 2018 reserved matters approval 057404 was obtained for phase one enabling works comprising an access road, surface water drainage, landscaping and engineering works to create development platforms. Appendix 2 shows the phase one works area and it comprises residential plots H1, H2 and H8 and commercial and industrial plots 01 to 03 and Plot A. The works were commenced in August 2018 and are due to be completed in September 2019.

4.3 In July 2019 a reserved matters application was submitted for a second phase of site enabling works comprising residential plots H6 and H8. Appendix 3 shows the phase 2 works area. It is anticipated that subject to planning approval these works will commence in November 2019

4.4 Details of further landscaping and drainage works to plot B to prepare it for industrial development were submitted to Flintshire County Council in April 2019. It is envisaged that these works will be undertaken at the same time as the second phase of site enabling works.

4.5 The Welsh Government has undertaken design of the second phase of the commercial spine road extending westwards past plot C to plot D and is likely to submit an application for reserved matters approval during 2019. Funding of this next phase of the road has yet to be confirmed.

5. Housing Delivery

5.1 In January 2018 Countryside Properties plc submitted a reserved matters application 059514 for 283 dwellings on plots H1, H2 and part of H8. Flintshire County Council's Planning Committee approved this application at its meeting on the 26th June 2019 subject to the signing of a Section 106 Agreement concerning affordable housing provisions. The site area is 7.35ha and so with 283 dwellings the density is 38dph. It is envisaged that construction of the dwellings will commence in late 2019 with a build rate of 75 per annum subject to market conditions and should be complete in 4 years (years 1-4).

5.2 Praxis Real Estate Management Ltd has continued to market the Airfields site and good interest has been received from a number of housebuilders in a second phase of residential development which would comprise plots H6, H7 and part of H8. The total area of these plots is some 7.28ha and at a density of 33dph this should accommodate at least a further 240 dwellings. Subject to planning approval and completion of the phase two site works, development is likely to commence in 2021 and at a build out rate of 75 per annum, is likely to be complete in 4 years (years 2-5)

5.3 The following third phase is likely to comprise plots H4 and H5 which have a total area of 4.8ha and at a density of 33dph, could accommodate some 158 dwellings. This could be built in years 6-8.

5.4 That would leave plot H3 which with an area of 2.66ha at 33dph has a potential capacity for 88 dwellings. However, there is a question mark over the future of this plot because of the location of the Garden City Industrial Estate within it. Flintshire County Council owns this Estate and will have to decide in due course whether it is to be redeveloped for residential purposes. If they decide not to, then there is the potential to build housing on about 1ha of the plot H3 which could deliver some 30 dwellings in the period years 9-10.

5.5. Therefore, in total a range of 711 to 769 dwellings could be built on the Airfields site in a ten-year period starting in 2019 and so would be completed within the Local Plan period by 2030.

6. Employment Delivery

6.1 Plot A and plots 01 to 03 have been prepared for development. Site marketing has attracted general interest in the District Centre plots 01 and 02 by retailers, pub/restaurant and coffee shop companies, but they are not prepared to commit to the site until there has been a significant number of dwellings built on the Airfields site.

6.2 However, there is firm interest from a logistics operator in plot A (7.56ha) and a manufacturer in plot 03 (3.04ha). These two plots are likely to be developed over the next three years.

6.3 Plot B (11.21ha) will be prepared during 2020 and will be available for development for manufacturing and logistics uses in 2021. Consequently, this plot could potentially be developed within 3 years, i.e. by 2022 subject to market demand.

6.4 The development of plots C (19.73ha) and D (6.23ha) is likely to follow in the period 4 to 6 years, i.e. by 2025, again subject to market demand.

7. Conclusions

7.1 Delivery of the Airfields part of the Northern Gateway site is in the hands of one landowner and they have demonstrated commitment to its delivery by obtaining the necessary pre-commencement planning permissions and funding of the site enabling works. This commitment has been based on site marketing campaigns which have attracted considerable interest in the site. This interest, particularly from housebuilders as increased as they have seen the site enabling works clearing and servicing the site for available development.

7.2 The site owner is accordingly confident that over 700 dwellings will be built on the site over the next 10 years during the Local Plan period, primarily because two housebuilders will be on site, both building some 75 units per year over the next 5 years. The commercial and other employment plots will also be largely built out with over 190,000m² of floorspace over the next 6 years.

7.3 Appendix 4 is a table summarising the delivery of development of the plots on the Airfields site.

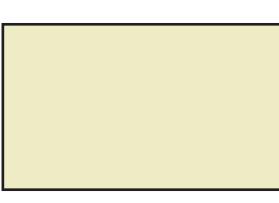
ANCER SPA Ltd

23rd August 2019

APPENDIX 1

Airfields Master Plan drawing M2882.12B

Key - Illustrative Land Use



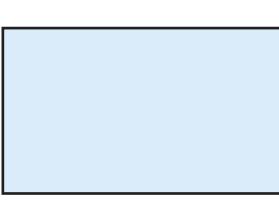
Employment Area 1
Plots A, B, C & D - industrial and distribution uses covered by planning classifications. Covered by planning classifications B2 and B8.



Housing Development
Pods H1-H8 - Up to 725 properties comprising 2, 3 and 4 bedroom houses.



District Centre
Plots 01 & 02 - Public house, hotel, food, small shops, creche and doctors surgery. Covered by planning classifications A1, A2, A3, B1, C1, D1 and D2.



Employment Area 2
Plot 03 - Car showrooms, petrol filling station, trade counters & small industrial units. Covered by planning classifications B1, B2, B8, D1, D2 & sui generis.

NOTE: All drawings to be read in conjunction with the Design Statement



APPENDIX 2


PHASE ONE ENABLING WORKS DRAWING

DO NOT SCALE

NOTES

KEY

- PLANNING APPLICATION BOUNDARY
AREA = 334.844m² / 33.48ha
- BOUNDARY OF LAND OWNERSHIP



D	HIGHWAYS ACCESS TO PLOT 1 & 2 COMMERCIAL SPINE ROAD REMOVED	24.01.18	RR
C	ACCESS ROAD TO PLOT 1 REMOVED	04.01.18	RR
B	COMMERCIAL SPINE ROAD ACCESSES REMOVED	01.12.17	RR
A	BASE LAYOUT UPDATED, NO AMENDMENTS TO DRAWING	10.11.17	RR
REV	DESCRIPTION		DATE BY

Job Title
THE AIRFIELDS

Drawing Title
BLOCK PLAN
PROPOSED SITE LAYOUT

TENDER

Architect

APPENDIX 3

PHASE TWO ENABLING WORKS DRAWING

APPENDIX 4

DEVELOPMENT DELIVERY TABLE

AIRFIELDS DEESIDE DELIVERY TABLE

PLOT	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	TOTAL
Residential											
H1/H2/H8 (part)	75	75	75	58							283
H3									50	38	88
H4/H5						58	50	50			158
H6/H7/H8 (part)		25	75	75	65						240
TOTAL RES	75	100	150	133	65	58	50	50	50	38	769
Commercial (m²)											
01					4,500	4500					9,000
02			500	3,500							4,000
03	6,000	3,000	3,000								12,000
Industrial/Logistics											
A	9,200		2,000								11,200
B			50,000								50,000
C				45,000	45,000						90,000
D					10,000	10,000					20,000
TOTAL EMP											196,200

ANCER SPA Ltd

23rd August 2019