[redacted]

MAC058rep2

Development Plan Representation

Flintshire LDP Matters Arising Changes Consultation

[redacted]

[redacted]

July 2022

[redacted]

[redacted]

1. Introduction

1.1. [redacted] have been instructed by [redacted] to submit representations to the Flintshire Local Development Plan (LDP) – Consultation on Matters Arising Changes.

1.2. [redacted] has significant land interests in the area and has made representations to earlier stages of the Local Plan process and appeared at the LDP Examination.

1.3. [redacted] control the former Corus Garden City site, which forms part of the strategic Northern Gateway site. This scheme is an important part of the national, regional and local growth agenda and can positively contribute towards the economic and housing growth for the area.

1.4. [redacted] would like to make comments on the following Matters Arising Changes:

- MAC005
- MAC031
- MAC058
- MAC060
- MAC061
- MAC124

1.5. [redacted] welcome the opportunity for further engagement and we trust that you will confirm that these representations are duly made and will give due consideration to these comments.

1.6. Please do not hesitate to contact us to discuss any issues raised in this Representation further.

[redacted]

[redacted]

2. Matters Arising Changes

2.1. [redacted] would like to comment on the following Matters Arising Changes:

MAC005

2.2. [redacted] **supports** MAC005 which reflects the discussions at the LDP Examination for visibility and clarity to completely split the strategic sites Policy STR3 into two separate policies. [redacted] comment on the individual content of new Policy STR3A Northern Gateway in relation to MAC0031.

MAC031

2.3. [redacted] **support** new Policy STR3A Northern Gateway. This policy is largely the same as the previous Policy STR3, but is now dedicated to the Northern Gateway site, as Warren Hall has been removed from the policy into its own dedicated policy.

2.4. [redacted] note that in creating Policy STR3A that **the content of the policy has not been updated to reflect current circumstances**. This issue was raised in [redacted] earlier representations and Hearing Statement in relation to Matter 3.

2.5. PPW is clear that development proposals should look to the long term and consider how they can be flexible and adapt to future issues and needs. [redacted] note that the Council have acknowledged that market demand has changed since the site was first allocated within the explanatory text. [redacted] **consider that the explanatory text should be amended in order to acknowledge that there is potential for market demand, identified needs and the economic climate to change through the lifetime of the emerging Local Development Plan**. As such [redacted] consider that STR3A should **not be overly rigid** with regards to the quantum and nature of housing and employment to be provided on site. This will enable the authority and landowners to respond to changing economic circumstances, market demands and changing needs and allow for flexibility. [redacted] **consider the wording in the policy STR3A, criterion i) and ii), should be amended** and should be preceded with 'approximately'.

2.6. Furthermore, **the policy does not reflect the latest masterplan for the site**, which includes amendments to the internal road layout and residential parcels, a bus interchange

[redacted]

plot off Welsh Road. **Attached at Appendix 1 is the most recent masterplan, which should be reflected in the Plan in place of the one shown in the MACs**.

2.7. [redacted] consider the justification text should be amended accordingly **to introduce greater flexibility over the lifetime of the Plan**. This approach is consistent with PPW.

MAC058

2.8. [redacted] is **concerned** that MAC058 removes reference to B1 uses. [redacted] is unclear where this change has arisen from. The current extant planning permission on the site is for:

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."

2.9. The proposed change to the policy is therefore not in accordance with the extant planning permission for the site. The extant planning permission allows for ancillary elements to the proposed employment on the site and the updates to Policy PE1 conflict with that purpose and therefore there is now a lack of clarity, particularly as MAC061 suggests that Northern Gateway can accommodate B1 uses. Furthermore, MAC124 includes the John Summers Building to be brought into the site boundary and allocation, which requires its sensitive re-use. As amended Policy PE1 would only allow B2 and B8 uses, which is not in accordance with the intention of Policy STR3A.

2.10. [redacted] through their comments on the Plan suggested there needed to be flexibility within Policy PE1 to allow for the long term development of the site. [redacted] therefore suggests the opposite has now occurred and given the context of the extant planning permission and MAC124 that the policy is changed to allow an element of B1 uses.

MAC060

2.11. [redacted] **supports** MAC060 which reflects the discussion at the LDP Examination and [redacted] representations to highlight for clarity that Northern Gateway is within the Deeside Enterprise Zone.

[redacted]

[redacted]

MAC061

2.12. [redacted] **supports** MAC061 and the commensurate changes to Policy PE1 paragraph 10.1.

MAC124

2.13. [redacted] **supports** the changes to include the John Summers building within Policy STR3A and the encouragement for the sensitive re-use of the building, which reflects the strategy and approach of the site to date.

Proposed Changes

2.14. To overcome the objection and address soundness matters, the following changes are proposed:

- Within MAC031 create flexibility within Policy STR3A and reflect the most recent masterplan.
- Within MAC031 amend criterion i and ii of Policy STR3A, and precede each criterion with the word 'approximately'.
- Within MAC031 amend the justifying text, to ensure the Plan is sufficiently flexible and can respond to changing economic circumstances, demands and identified needs, over the lifetime of the Plan.
- Within MAC058 include B1 uses to reflect the extant planning permission.
- Amend the masterplan in the appendices to reflect the current masterplan.

Appendix 1: Current Masterplan

NOTES AEWTP033B

- 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 figured 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 endeavors. 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_PD_Date**
Principal Designer: **CDM_PD_Name**
Unless noted below, all known hazards have been highlighted on the drawing:

0 20 40 60 80 100m
Scale 1:2500 @ A0

N

REV	Date	Drawn by: -	Checked by: -
P3	22/07/22	MB	DOH
Boundaries updated to reflect latest masterplans			
P2	05/09/19	DOH	AL
Annotation amended			
P1	01/08/19	MB	DOH
Initial Issue			

Status: S2 — Purpose of Issue: For Information
drawing stage: **Feasibility**
client: [redacted]
project: **Northern Gateway Deeside**
drawing title: **Developable Plot Areas Plan Wider Context**

date 01/08/19 drawn MB
scale@A0 1:2500 checked DOH

Rev **P3**
Job No **B3888-AEW-XX-XX-DR-A-0102**

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