

Flintshire Local Development Plan Examination

Notes on behalf of Redrow Homes Ltd (1148956) in relation to the

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Issue 3

strategy is supported, whilst there are significant employers already within the area, it is clear that there is considerable potential for additional employment growth and this, combined with appropriate levels of new housebuilding can contribute

requirement (Matter 7), we do not believe that the Plan achieves its objective as the proposed level of housing growth is not akin to that achieved over recent years in a period when the economy was static than it is commensurate with supporting significant economic growth; without an appropriate level of housing the desired level of economic growth is unlikely to be delivered.

Therefore, the aspiration is a good one, but the Plan will not deliver the required objective in its current form.

- b) When were i) the Northern Gateway site and ii) the Warren Hall site granted outline planning permission? Have circumstances changed significantly since then?

i) Northern Gateway

It may be significant that there is no Statement of Common Ground relating to this development site, potentially, reflecting uncertainty in respect of its delivery.

- c) How will their strategic allocation in the LDP improve their viability and deliverability? Are the rates forecast for their delivery in the LDP realistic and achievable?

i. Northern Gateway

It is very apparent that this has proved to be a difficult site to bring forward over many years, having regard to the split ownership, the requirement for significant preparatory works, market perception and, most recently, delays in determining planning applications. In such circumstances it is prudent to adopt a cautionary approach to delivery

The present trajectory (Appendix 3A) anticipates 90 dwellings from this site in 2020 increasing to 150 dpa in 2023 before falling back to 120 dpa from 2024. These figures are unrealistic for two main reasons. First of all, it is apparent that the single developer on the site (Countryside) will not deliver 90 dwellings in 2020/21, the Delivery Statement indicates that Countryside will only deliver 75 dpa and even that is caveated by reference to market conditions. Secondly, if and when more housebuilders become involved in building houses on this site, then they will all be in competition with one another, in these circumstances it would in any circumstances be unwise to assume anything more than 100 dpa from the site as a whole.

Taking the above into account:

- having regard to lead times in terms of preparing sites for development,
- adopting a cautious approach in view of the long history in relation to market perception of this site, and
- including the possibility that whilst there are three developers apparently involved with the site at present, it cannot be assumed that this will be the case in the future,

it is concluded that a cautious approach to delivery should be adopted. Consequently, our assumption of 100 dpa above should be revised downwards given the uncertainty surrounding this site to no more than 75 dpa as an average and only time will tell whether this can be achieved.

The above would suggest that a reasonable assumption of delivery from this site within the Plan period would be 750 dwellings, a reduction of 435 dwellings on that assumed within Appendix 3. Over-provision relative to development plan assumptions would not be problematic, but underprovision would be a significant problem.

ii. Warren Hall.

When and if the draft allocation of this site to include 300 dwellings is confirmed, having regard to the Statement of Common Ground the following considerations appear relevant:

- There is a difference between it being indicated that the North Wales Economic Ambition Board will provide the finance for the infrastructure and it actually being available to deliver the works, there may be delay in this process, even, it might never happen.
- There is no outline planning permission for the residential area. It would seem most likely that such an application would be EIA development involving a comprehensive approach to the whole mixed use site, and there would be a requirement for a S.106 Agreement covering a whole range of matters, not least the delivery of infrastructure, affordable housing and education (£1.8 million SOCG para 8.9)
- There is not at present a developer, or developers, involved. Whilst builders have

- d) How advanced is development on the Northern Gateway site? What is the reason for its allocation rather than recording it as a commitment?

For the reasons set out above, it is not considered that the Northern Gateway site is at all advanced so far as housing delivery is concerned, the process has only begun and that process may yet slow or even stop given the ongoing uncertainties.