

KP2 (G): EAST OF PONTPRENNAU LINK ROAD

Land is allocated East of Pontprennau Link Road, as defined on the Proposals Map, for a housing-based scheme of a minimum of 1,300 homes with associated community uses, together with essential, enabling and necessary supporting infrastructure which will be delivered in a phased manner with specific details formally tied into planning consents including:

Essential/ Enabling Infrastructure

- **Transport & Highways:**
 - Provision of new bus-based Rapid Transit Corridors through the site including links to the Local Centre and provision of Bus Gates at St Mellons Road at the north western edge of the site and Bridge Road to the south east of the site;
 - Off-site infrastructure including bus priority measures to develop bus-based Rapid Transit Corridors integrating with the site, the Eastern Bus Corridors and other routes within the North Eastern/Eastern Rapid Transit Corridor including services linked to Strategic Site F, facilitating transfer/ improving interchange facilities to Rhymney Line rail services at Llanishen Station and Thornhill Station, and, employment facilities at St Mellons Business Park and Strategic Site H;
- **Off-site enhancements including bus priority measures to the Eastern Bus Corridor;**
 - Extend bus networks and increase the frequency and reliability of services to serve the site with public transport options for a wide range of journeys including a combination of limited stop and local bus services taking account of links with Strategic Site F;
 - Provide a bus-only route along Bridge Road
- **Walking and cycling:**
 - On and off-site measures to provide a network of high quality, safe, attractive and convenient routes within the site and linking to key local services, facilities and destinations including employment in Pontprennau, Pentwyn and Cardiff Gate Business Park;
 - Improve walking/cycling access at junction of Church Road/ A4232/Heol Pontprennau;
 - Provide a safe, attractive and convenient link from the site to the Rhymney Trail;

- Enhance subway under A48, south of St Edeyrn's Church;
- Provide cycle/pedestrian link between the subway under the A48 and Mill Lane, Llanrumney;
- Upgrade Rhymney Trail to provide shared pedestrian/cycle route between subway under A48, south of St Edeyrn's Church and the subway west of Pentwyn interchange

Necessary Infrastructure

- 1 centrally located Local Centre linked to rapid transit infrastructure and school facilities including Primary Care facility (Branch Surgery linked to Strategic Site F), multifunctional community facility, and financial contribution to upgrading of Pentwyn and Pontprennau Leisure Centres;
- Education-1 new Primary School located in or adjacent to the local Centre and financial contribution to provision of Secondary School at Strategic Site F;
- Minimum of 7.9ha Open Space including 3.9ha of formal recreation, 2 playgrounds, 1 teen facility, and 1x 26 plot allotment site.

Development shall be undertaken in a comprehensive manner and accord with the following key masterplanning requirements (as depicted, where appropriate, on the Schematic Framework):

- Provide a range of densities with high density (minimum of 45-50+ dwellings per hectare) alongside rapid transit corridor towards centre of site, medium density (35-45+ dwellings per hectare) towards the north and lower densities alongside the riverside park;
- Initial phases in the south, middle phases towards the centre and later phases to the north;
- Local Centre to accommodate a range of services including convenience goods floorspace and other retail of a scale and nature which accords with Plan retail policies;
- Integrate cluster of low density buildings at St Julian's Manor/ House;
- Effectively respond to landscape and biodiversity assets by:
 - Linking retained habitats through the provision of a series of open space corridors providing ecological connectivity, sustainable access routes and opportunities for sustainable drainage including:
 - Creating a riverside park incorporating the Rhymney Trail and other Public Rights of Way on an extensive area of land to the east of the site with links running west into the site;

- Retaining the green buffer along the A4232 (primarily as an ecological resource and landscape role);
- Links from riverside park to countryside to north and Rhymney Valley to south west;
- Linking corridors where possible between the above to provide a good network.
- Ensuring that there is no detriment to the maintenance of the favourable conservation status of Dormouse on the site including provision of suitable compensatory planting to supplement existing retained habitats including compensatory planting on the southern and eastern site boundaries;
- Providing suitable buffers to retained habitats, particularly the hedgerows within the site;
- Effectively respond to heritage assets by:
 - Assessing and effectively addressing potential impacts on known assets including Listed Buildings within and near to the site;
 - Preserving the village character around Llanedeyrn village and effectively integrate existing buildings into layout including protecting view of St Edeyrn's Church from the A48;
 - Assessing and addressing potential impacts on the Listed Buildings of Unicorn Public House, Church of St Edeyrn, Bridge House Farm, St Julian's Manor House and associated curtilage structures;
- Protect water quality of River Rhymney and Nant Mwlan;
- Address issues with Japanese Knotweed along the River Rhymney;
- No development to take place in C2 flood zone forming part of River Rhymney valley.

- 4.74** Land East of Pontprennau Link Road forms one of eight Strategic Sites which collectively play a crucial role in delivering the Plan Strategy. It amounts to 80.7 ha and is located in countryside located between the Pontprennau Link Road to the West, River Rhymney valley to the east, the A48 to the south and the M4 Motorway to the north.
- 4.75** Most of the land is owned by a single landowner and has the benefit of Outline Planning Permission for 1,020 homes together with supporting infrastructure and facilities. A Section 106 Agreement has been signed and secures the phased delivery of supporting infrastructure and facilities including the provision of a Primary School on site with trigger clauses securing delivery.

- 4.76** Other parts of the site not covered by the Outline Planning Consent will be considered in the context of this policy, together with other relevant policies which will provide the masterplanning and infrastructure planning framework for landowners and developers to prepare Parameter Plans and Masterplans which will inform the Development Management process.

