

**OUTLINE PLANNING APPLICATION
LAND ADJACENT TO ST JULIAN'S HOUSE, BRIDGE ROAD, OLD ST MELLONS**

PMG DEVELOPMENT LIMITED

**OUTLINE PLANNING APPLICATION FOR A RESIDENTIAL DEVELOPMENT
OF UP TO 160 UNITS WITH ASSOCIATED INFRASTRUCTURE,
LANDSCAPING AND ACCESS ALL MATTERS EXCEPT FOR ACCESS
RESERVED FOR FUTURE CONSIDERATION**

ENVIRONMENTAL STATEMENT: NON-TECHNICAL SUMMARY

AUGUST 2020



Geraint John Planning

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Preface

A planning application has been submitted to Cardiff City Council (CCC) for the development of Land adjacent to St Julian's House. The applicant is PMG Development Ltd.

An Environmental Impact Assessment (EIA) of the proposed development has been undertaken, and PMG Development Ltd have commissioned a range of technical experts to prepare a comprehensive Environmental Statement (ES) to accompany the planning application.

The purpose of the ES is to identify the possible environmental effects of the development, and the measures that are available to reduce these effects (where such action is appropriate).

The ES is presented in two volumes:

- **Volume 1:** which records the main findings of the assessment; and
- **Volume 2:** which includes technical information to support the findings of the environmental assessment exercise.

This document – the 'Non-Technical Summary' – is designed to provide an overview of the main ES. It draws out the key issues contained within the individual chapters of the ES.

Copies of the ES can be inspected at the following premises:

Cardiff City Council
County Hall
Cardiff
CF10 4UW

Printed copies or electronic CD copies of the ES and Technical Appendices can be purchased from the Application agent:

Geraint John Planning Ltd,
Office 16, House 1, 2nd floor,
The Maltings
East Tyndall Street
Cardiff
CF24 5EA

The cost of a printed copy will be provided upon request. Electronic copies on CD of the full Environmental Statement and the Non-Technical Summary can be provided at a cost of £30 per copy including postage. Printed copies of the Non-Technical Summary will be provided free of charge upon request.

The following technical assessments and studies have been carried out. These form the scope of the Environmental Impact Assessment for this planning application, as detailed in individual chapters of the Environmental Statement:

Design & Access Statement, Socio-economic and Community Effects, Transport Assessment, Ecology Survey, Landscape and Visual Impact Assessment, Agricultural Land Classification and Soil Resource Assessment, Drainage Strategy, Heritage Impact Assessment, Noise Assessment, and Ground Conditions Survey.

Background

The application for which this Environmental Statement Non-Technical Summary has been prepared relates to the development of Land adjacent to St Julian's House, Old St Mellons. This site is situated just to the south-east of junction 30 of the M4 corridor, east of the A4232 link road. On the western side of the link road is both the Cardiff Gate Retail Park and other large superstores accessed via Dering Road.

The total site area to which the application relates is approximately 4.69 hectares

The land immediately to the south of the site – along Bridge Road - forms a new community of approximately 1020 new homes, village centre and all associated works granted planning permission in 2014. This new community is known as St Ederyn's Village.

Construction is well underway on the St Ederyn's Village development, and many of the new housing units have been completed and are occupied. This development directly adjoins the southern boundary of the application site and therefore the proposal for residential development on this site can be viewed as an extension of this new community.

The north-western corner of the site is bounded by a small number of existing residential properties and their associated outbuildings. One of these properties is called St Julian's House – explaining the site name. Some of these properties are accessed by a private lane which runs adjacent to the northern boundary of the site. This lane provides access to an estate which is situated to the north-east of the Application Site.

Planning Application

The planning application has been submitted in 'outline' with all matters reserved apart from strategic access junctions. An 'outline' application seeks to establish the principle of development. Should 'outline' planning permission be granted, more in-depth 'reserved matters' applications will need to be submitted to the Local Planning Authority in order to agree the detail of the scheme such as layout, scale, and landscaping.

A significant amount of survey and assessment work has been undertaken to inform and support the outline application.

Environmental Impact Assessment Process

The applicants have been asked by Cardiff City Council to undertake an EIA of the development proposals. This process, introduced by the European Union in 1985, is designed to improve the environmental design of a development scheme as it is drawn up, whilst also providing those making the final decision about the planning application with sufficient information about the possible environment effects of the proposal before that decisions is made.

The applicants have therefore prepared an ES (containing the findings of the EIA) to examine the potential environmental effects of the proposals. The ES accompanies the planning application and has been prepared by a team of environmental specialists.

The Site

Site Characteristics

The application site is just south of the M4 motorway (junction 30) and to the east of the Pontprennau Link Road (A4232). It is bound to the north by a private access lane off Bridge Road which links to an estate of residential dwellings on the north-eastern corner of the Application Site. St Julian's House (also of residential use) bounds the site on the north-western corner.

At present the site comprises agricultural grassland surrounded by hedgerow. The site most recently gained consent for the construction and use of polytunnels for agricultural purposes. However, based on aerial photographs it does not appear that the polytunnels are currently, or have recently been, on site.

The southern boundary of the site comprises a large new community development known as St Ederyn's Village, consisting of multiple recently constructed dwellings as part of the approval of Land east of Church Road and north and south of Bridge Road (Ref. 13/00578/DCO). Bridge Road aligns the western boundary of the site, which runs north-west to south-east, bisecting the aforementioned development and the scheme proposed. To the east lies some low-grade agricultural land, also forming part of Cardiff LDP Strategic Site G, and another aspect of the St Ederyn's Village development.

The curtilage of the site consists of various planting and hedgerows which link to adjacent highways and neighbouring parcels of land. The site measures approximately 0.26km at its widest point and 0.2 km in height.

Planning Policy

Planning Policy Wales (PPW) forms the overarching national planning policy document within Wales, providing guidance to Local Planning Authorities (LPAs) for the preparation of development plans and the determination of planning applications through their development management functions. Technical Advice Notes (TANs) supplement the policy principles of PPW and add further detail on issues which might affect development potential of the site. This national policy has guided all aspects of proposed development on this site.

The Cardiff City Council Local Development Plan (LDP), adopted in January 2016, forms the statutory development plan for the City. The Land East of Pontprennau Link Road is allocated within the LDP for a housing-based scheme of a minimum of 1,300 homes (Policy KP2 (G)) and other associated services and infrastructure. The site is within this parcel of allocated land. As a result, the principle of development on Land adjacent to St Julian's House is fully established by this LDP allocation, subject to detailed planning considerations and compliance with other LDP policies.

The relevant LDP Schematic Framework plan in the LDP is attached at **Appendix A**.

The Proposed Development

Masterplan

A Masterplan has been prepared for the site – a copy of which is attached at **Appendix B**. As the application is submitted in 'outline', the EIA has assessed a series of 'parameters', in order to enable a reasonable 'worst case scenario' to be evaluated (rather than providing illustrative material which shows only one solution). At this stage, the Masterplan is regarded as the most likely way in which the proposed development will proceed (within the parameters that have been assessed).

The main features of the proposed development are shown on the Masterplan and are described below:

Development Principles

A clear conceptual approach for the potential development of this site has been developed. The proposed design has sought to respond sensitively and appropriately to the site location, in terms of its scale, mass and siting of the proposed uses. The importance of the site, as a Strategic Site within the Cardiff City Council LDP, has demanded a quality of design, construction and materials to ensure that the development can fulfil its potential as an important visitor destination. The site also appropriately responds to adjacent new and forthcoming residential development.

The design of the scheme has been influenced by the various environmental constraints and opportunities presented by the site. This includes consideration of local ecological resources; the impact of the development upon the surrounding landscape; and the visual impact of the development of the site from around Cardiff.

Residential Development

The proposed development consists of circa 160 dwellings, all of which would be constructed within the Local Development Plan period (of up to 2026). The dwellings would predominantly be between 2 and 4 bedrooms in size and would extend to 2 - 3 storey in height.

Open Space

The proposal is due to afford appropriate and open space and landscaping within the site, whilst also linking to and making use of existing and proposed open spaces within the wider residential development of this Cardiff LDP allocated site. The detail of this aspect of the proposals will be dealt with as a reserved matter.

Highway / Pedestrian Access

This outline application specifically focusses on appropriate Highway and Pedestrian Access to the site. Two vehicular accesses are proposed from the south and east, via adjacent residential developments within the Cardiff LDP allocated site which are either under construction or recently completed. These accesses are linked and provide a vehicular flow through the site. Three additional alternative pedestrian and cycle accesses are provided on the western and northern boundaries of the site.

The above highlighted access points and integration with wider built form will enable easy and safe access to existing bus routes, providing services to the rest of Cardiff and beyond. There may also be scope to provide bus linkages within the development to further enhance the sustainability and connectivity of the site.

Environmental Effects and Mitigation

Key Issues

Dialogue has been undertaken with the Local Planning Authority in the formulation of the scheme proposals at Land adjacent to St Julian's House. The scope of the EIA to be undertaken for the proposed development has been discussed and agreed through consultation with the Council. Through the scoping process, the following issues have been identified as being of most importance and significance and needing assessment by way of EIA.

Highways and Transportation

The Transport Assessment (undertaken by Corun) which accompanies the planning application states that the site's existing transportation infrastructure has and is expected to experience significant changes over the coming years in order to influence the proportion of sustainable trips to a desirable level. This is as a result of the site falling within a Cardiff LDP allocation (Site G) for housing development.

The site is accessible by several non-car modes, including bus, walking, and cycling and the proposed development will not have a detrimental material effect on any of the transport networks which are accessible to the site. There is a negligible impact during construction, as well as a result of hazardous loads, parking, and accidents and safety.

The Transportation chapter of the ES finds that impacts on severance, driver delay, pedestrian delay, pedestrian/cycle amenity, fear and intimidation and accidents/safety are concluded to be negligible.

Ecology

The Ecological Assessment (undertaken by EDP) confirms that certain actions relating to development on the site could result in significant negative effects. Inherent avoidance, mitigation and compensation measures, which can be delivered and agreed in full within a reserved matters application and through an Environmental Construction Method Statement are proposed. The Ecological Assessment concluded that such measures will ensure that ecological impacts sufficiently reduced such that no significant negative effects upon habitats of species can be achieved. Beneficial effects will occur where biodiversity opportunities on the site are maximised.

Landscape and Visual Impact

The Landscape and Visual Impact Assessment (undertaken by WYG) which accompanies the planning application concludes a single major adverse effect, and therefore significant, has been identified on receptors at St Julian's House during both the construction period and in the long term. The property however is the only location from which unfiltered views of the site are available and residents here would have direct and open views of both construction work and of the completed development. Although the proposed development would soften in its setting over time, the view from the property would still be of built form rather than of agricultural land.

Due to a combination of the screening effect of the site boundary vegetation and the context of the setting of the site with new development on all sides, all other effects identified are either negligible or none and are therefore considered to be not significant in both the construction period and in the long term.

The cumulative landscape and visual impact is therefore considered to be minimal.

Ground Conditions

An assessment of soils and geology at the site has also been undertaken. Potential impacts have been identified during both the construction and operational phases of the proposed development in relation to these matters. However, the assessment identified that many, if not all, of the construction impacts can be substantially reduced or removed by adherence to good site practice. Meanwhile, mitigation measures will rule out the severity of operational phase impacts.

Drainage

A sustainable drainage strategy is being prepared to accompany this development proposal, which will require approval from Cardiff City Council's Sustainable Drainage System Approval Body (SAB). Necessary measures will be taken as part of the Drainage Strategy to maintain existing ecological corridors, whilst green infrastructure will both reinforce and enhance the biodiversity of the scheme. 12.39 Ultimately, the SAB process has a robust approval procedure for risk and mitigation of SUDS solutions, most of which will be adopted CCC. This ensures longevity of the sustainable drainage systems proposed as part of this development.

Heritage Impact

The Heritage Impact assessment found that the proposed housing development will likely have a significant direct impact on any buried archaeological remains within the Site. A geophysical survey to further assess the archaeological potential and inform any additional mitigation is recommended. The proposed development will have a low impact on a possible medieval Holloway located along the northern boundary of Site. The majority of this asset is being retained, and a watching brief is recommended on any areas to be removed. The development will have a low impact on the setting of the listed buildings of St. Julian's Farmhouse, Bridge Farmhouse and the Registered Park and Garden of Cefn Mably. Suitable screening, potentially through retaining the extant mature tree hedgerows is recommended to ensure a low or negligible impact upon these features.

Noise

An assessment has been carried to establish the impact of environmental / traffic noise on the proposed residential development site. The key areas assessed traffic noise impact on proposed residences and the impact of traffic from the new development on the existing road network. Based on the results of the survey, measures including additional acoustic treatments to critical facades, glazing and suitable ventilation systems for habitable windows will be incorporated into the scheme in order to mitigate any possible impacts.

Agricultural Land Classification and Soil Resources

An assessment has been carried out in relation to the Agricultural Land Classification of the site which found that the development of the site poses no significant effects to agricultural land or soil resources, provided mitigation is adhered to.

Conclusion

With proper consideration, careful design and appropriate mitigation, the development scheme proposed at Land adjacent to St Julian's House need not conflict with environmental concerns. In terms of the scheme's environmental consequences, it can be concluded from the assessment carried out and recorded in the ES that the proposed development can proceed without causing an unacceptable impact on the local or wider environment.

For this reason, it is recommended that, subject to the consideration of planning policy issues, the measured environmental consequences of the scheme support a recommendation to grant planning permission for the project. They certainly provide no reason for refusal.

It will be important to manage the development process on the site so that effects can be limited in duration, magnitude or extent (including during construction). This can be achieved through the imposition of conditions and other obligations and controls. It is considered that the balance of effects favours the grant of permission for the development.