

LAND ADJACENT TO ST
JULIAN'S HOUSE,
BRIDGE ROAD,
OLD ST MELLONS,
CARDIFF.

Planning Statement.

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Appendices

1.0 Introduction.

This Planning Statement considers an outline planning application by PMG Development Ltd for a residential development of up to 160 units with associated infra structure, landscaping and access. All matters except for access are reserved for future consideration.

This Statement should be read in conjunction with the following documents:

- Completed application forms including completed Certificate B and completed Agricultural Holdings Certificate;
- Site Location Plan;
- Illustrative Master Plan;
- Illustrative Block Plan;
- Design and Access Statement;
- Environmental Impact Assessment comprising Environmental Statements, Technical Appendices and Non-Technical Summary;
- Green Infra Structure Plan;
- Arboricultural Baseline Note
- Arboricultural Baseline Survey

This report considers the following:

- Factual Background including Site Description, Site History and description of the proposed development;
- Review of Policy at National and Local level
- Consideration of Key Issues

The Statement is concluded at Section 5.0

2.0 Factual Background

2.1 Site and Surrounds

The site is located to the north east of Cardiff approximately 9 KM from Cardiff City Centre in the area of Old St Mellon's close to Junction 30 of the M4.

The application site extends to 4.69 Ha. To the north is St Julian's Lane – a narrow private lane and Public Right of Way which accesses 6 properties to the east of the site. Immediately to the north of the lane the site is currently being prepared for development of Phase 6 of the residential development by Persimmon.

To the east is a newly constructed road which is intended as a loop road around the Persimmon development with further new housing beyond (Part Persimmon Phase 2 and part Persimmon phase 6). To the South the boundary is backed onto by a series of new residential properties along Mortimer Ave some of which are set at a considerably lower level than the application site (Persimmon Phase 3). To the West is Bridge Road – a relatively narrow public highway with new and established residential properties on both sides.

Beyond the north west corner of the site are the residential properties of St Julian's House (which is within the applicant's control but outside the application site), St Julian's Cottage and St Julian's Forge. St Julian's House will be retained with some changes. App 1.

The area is experiencing significant change from agricultural land to a new suburb of Cardiff as part of the City's expansion planned through the Cardiff Local Development Plan 2016.

The site itself slopes from west to east and is divided into 7 areas of differing sizes and used for the grazing of horses, sheep and goats. There are a series of out buildings in the north west corner close to the retained dwelling. These are proposed to be demolished.

The site is surrounded by hedgerow and trees of varying quality and with some scattered scrub and scattered bracken along the northern boundary. The hedgerow and trees will largely be retained as part of the proposed development other than in locations where access is proposed.

The site is not within an area identified as being of risk to flooding, and has no statutory or local designations.

2.2 Relevant Planning History

The site itself has been the subject of one recent planning application ref. 13/00328/DCO which granted consent for the erection of polytunnels at the site subject to conditions. This consent was not implemented and has now lapsed.

The site formed part of the Candidate Site submission for the Cardiff LDP and was allocated under policy KP2 (G) for a housing-based scheme of a minimum of 1300 homes with

associated community uses, together with essential, enabling and necessary supporting infrastructure which will be delivered in a phased manner.

The subject site will be the final major phase to be the subject of a planning application. The previous phases of the allocation have been developed by Bellway, Persimmon and Charles Church along with a smaller parcel being developed by Bridgegate Investments Ltd on land on the opposite side of Bridge Road to the subject site.

The main planning consents for the relevant parcels of land are summarised in App 2. There have additionally been a number of approvals for the discharge of conditions in respect of the sites.

The principal outline consent for the Persimmon and Charles Church development is 13/00538/DCO granted on August 1st 2014. This gave permission for:

'New community comprising 1020 new homes, village centre (comprising retail, employment and community uses), Play areas and allotments; 2 form entry primary school, Riverside Park including extension and improvements to the Rhymney Trail. All with associated landscaping, land re-profiling, access (vehicular, cycle and pedestrian) and highway works.'

There have been a total of 7 reserved matters applications pursuant to the outline consent. Two applications – for the primary school and phase 6 remain undetermined.

The principal consent for the Highfields scheme was 10/01681/DCO. This was granted following an appeal in April 2013. This gave permission for:

'Construction of up to 150 dwellings, the laying out of open space, new means of vehicular access and associated infrastructure.'

There has been a single reserved matters approval pursuant to this application.

In addition, a full consent for 4 detached dwellings on land west of Bridge Road and south of St Mellon's Road on the opposite side of Bridge Road to the subject site was granted in February 2019.

2.3 Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017.

On 20th March 2020 a formal request for the screening of an outline planning application for the proposed development – the subject of this application, was submitted to Cardiff Council.

On 11th May 2020 Cardiff Council concluded that an Environmental Statement was required, stating:

'The proposals have been considered and when assessed cumulatively with adjoining St. Edeyrns Development, are considered to realise such significant environmental impact effects as to warrant the submission of an Environmental Statement to allow the Local Planning Authority to fully understand the environmental implications of the proposal.'

Copies of the correspondence associated with the screening process are set out in the Environmental Statement that accompanies the application.

2.4 Discretionary Pre - Application Advice Ref. PA/20/00042/MJR

An enquiry for discretionary pre application advice was submitted to Cardiff Council on May 6th 2020. The enquiry comprised the following:

- Pre-Application Advice Enquiry Form;
- Location Plan;
- Masterplan;
- Block Plan;
- Extended Phase 1 Habitat Survey;
- Planning History Note;
- Arboricultural baseline note, plan and schedule.

The enquiry was registered on May 11th 2020.

The Placemaking comments were provided on May 27th 2020. The main comments were as follows:

- The need to provide a cycle route north to south linking with that proposed on the site to the north;
- Need to commit to tree planting along the main spine route;
- Need for properties to face onto the green corridor to the north
- A suggestion of a local square to create interest.

The Tree officer's comments were received on June 2nd. These can be summarised as follows:

- The design of the development should be informed by the tree assessment and the default position should be that all 'B' grade trees be retained and protected – although it was acknowledged that the proposed development largely achieves this.
- In the event that tree loss is unavoidable full details of mitigation should be provided;
- A soil resources plan should be provided.

The officer also asked for an upfront landscaping plan but it was later agreed with the planning officer that as this was an outline submission this could be reserved for future consideration.

The ecologist's comments were as follows:

'Green Infrastructure

The applicant should consider how green infrastructure will be treated as part of this development such that it can comply with Policy KP16 i.e.,

'Cardiff's distinctive natural heritage provides a network of green infrastructure which will be protected, enhanced and managed to ensure the integrity and connectivity of this multi-functional green resource is maintained. Protection and conservation of natural heritage network needs to be reconciled with the benefits of development. Proposed development should therefore demonstrate how green infrastructure has been considered and integrated into the proposals. If development results in overall loss of green infrastructure, appropriate compensation will be required.'

The culmination of analysis and conclusions of an impact assessment should be used to inform a Green Infrastructure Statement, which shows how all elements of the proposed green infrastructure (retained and new) and any associated uses and movement have a clear role and purpose in the new development. Conclusions drawn from analysis of this resource should be expressed in an illustrative way, in the form of a Green Infrastructure Masterplan or Landscape Masterplan or similar. The resulting approach should explain how this is achieving good design. Examples include: why a hedgerow should remain in situ or where it is better relocated to create overlooked, connected streets and spaces; why a public right of way should remain in situ or if it is better diverted to maintain the rural function of rights of way in a green corridor and avoid isolated footpaths, lanes or alleyways through urban areas; whether or not a park is accessible by walking and cycling and how it might be integrated or modified to improve accessibility.

The Green Infrastructure Statement will include illustrations, plans and drawings that articulate how reports and technical data (e.g. tree and hedgerow assessments, landscape studies, environmental statements, hydrological reports) have been interpreted spatially. These need to communicate how conclusions have been drawn and how this has informed the design layout and landscape strategy. Additional sections and examples of existing areas (case studies/precedents) may be requested at key locations to illustrate what is proposed.

Consideration of Ecosystems

The 2018 EclA Guidelines make it clear that an EclA should consider the impacts upon ecosystems, as well as habitats and species. Statements to this effect are found throughout the document, for example at sections 1.3, 1.9, 2.3, 4.1 and 4.8 etc. All EclA's submitted to Cardiff Council should demonstrate how the impacts upon ecosystems have been assessed, in accordance with the 2018 EclA Guidelines. This will allow Cardiff Council to demonstrate compliance with the ecosystem approach as required by legislation such as the Environment (Wales) Act 2016.

Enhancements

A statutory duty as set out in section 6 of the Environment (Wales) Act 2016 has been introduced which requires public bodies such as Cardiff Council to seek to maintain and enhance biodiversity, and in doing so to promote the resilience of ecosystems, in the exercise of their functions.

Furthermore, section 52.8 of Planning Policy Wales states that:- 'The planning system has an important part to play in meeting biodiversity objectives by promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.'

In his letter to Heads of Planning of 23/10/19, the Chief Planner emphasised this point with the following:-

'Planning Policy Wales (PPW) 10 sets out that "planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity" (para 6.4.5 refers).'

Any application should demonstrate how this will be the case.

In terms of specific enhancement features, nesting or roosting opportunities for birds and bats should be incorporated into new build in accordance with the advice given in 'Designing for Biodiversity: A

Technical Guide for New and Existing Buildings, Second Edition. RIBA Publishing, London. Gunnell, K. et al., 2013', or most recent subsequent edition thereof. More specific details of appropriate levels of provision of nesting/roosting opportunities are given in the TCPA's 'Biodiversity Positive: Eco-towns Biodiversity Worksheet 2009'. With these documents in mind, I would say that an appropriate level of enhancement provision across the whole of this development would be:-

- *8 x bat boxes for crevice-dwelling bats, and*
- *8 x Swift nest boxes, and*
- *4 x double House Martin cup, and*
- *4 x House Sparrow terrace*

The applicant's ecologist can advise on the make and model and suitable positioning of these features. Bat / bird boxes such as these are readily available commercially, are inexpensive, and can be tailored to the style and colour of the finish of the buildings. Features which are integrated into the buildings rather than attached to the outside are preferable as they are more secure in the long-term and less prone to interference by the public.

Other enhancements should include using a species-rich wetland grassland seed mix in the SuDS basins, and reptile hibernacula in the far north east corner of the site. The block plan appears to show some sort of green buffer between the hedgerows bounding the site and the proposed development footprint. This is to be welcomed, subject to detail showing that these buffers and hedgerows will provide robust and appropriately-managed green infrastructure corridors allowing a range of species to move around the outskirts of the site. Bolster planting should be proposed where hedgerows are gappy or defunct.

Looking at the Extended Phase 1 Habitat Survey plan, I would say that the retention of the surrounding hedgerows and trees is a priority, along with bat surveys of the trees identified as having potential roosting features, and a reptile survey of the scrubby / bracken south and west facing edges of the hedgerows in the north and east of the site. Any existing buildings on site which are to be removed should be assessed for their potential to support roosting bats and nesting birds, and subsequently surveyed as necessary.'

Highway comments were received on June 4th 2020. These made a number of comments and raised a number of queries as follows:

- The north eastern access onto the spine road. CC do not support the introduction of cross-road junctions;
- Confirm widths of various roads and paths
- Can refuse vehicles access all properties? Confirmation that the proposed road layout would work and with what implications for vehicle movement and any on-street parking expected. Vehicle tracking as a minimum.

- Waiting restrictions required and should be included in plan at early stage
- On-site car parking looks excessive, refer to SPG
- Access on to Bridge Road – how does it work?
- Cycle links through site
- Pedestrian links external to site?
- Adoption of roads – which are included
- Turning heads / circles for cul-de-sac sections (min of delivery van or refuse lorry depending upon strategy)

A TA would be required which would include as a bare minimum all links / potential links to public transport, peds & cyclists, other facilities (schools, shops and the like), street lighting, drainage, refuse plan, junction assessments.

The Affordable Housing Officer commented as follows:

- 1. We would seek a 30% affordable housing contribution on-site, and to ensure that we create mixed and balanced communities the affordable housing should be spread across the whole development site. Detailed discussion will be required about unit types/unit mix/unit numbers/location, and these unit types/sizes are to be representative of the development as a whole, unless otherwise agreed by the Council. We will, when required advise of the prices/payments that an Approved Organisation (Housing Association or the Council itself) will be able to pay for the units.*
- 2. We would be seeking the majority of the units to be delivered as on-site affordable rented. The units will need to be built to Welsh Government DQR standards and other required standards*
- 3. We would potentially seek a small percentage of Low Cost Home Ownership (LCHO) units to be delivered across the site, if they are determined by the Council as affordable. We would need projected open market values to be able to determine this, but if agreed we would predict they would need to be made available at around 60-65% OMV. We cannot comment in detail until projected open market values/prices are known.*

Specific – Initial Layout submitted

- 1. Heavily flatted (circa 44% proposed affordable units are flats); prefer more houses*
- 2. A small number of 4 bed houses for rent would be required.*
- 3. Size of affordable housing clustering to be agreed when tenure mix is known.*
- 4. Prefer houses for LCHO; no walk-ups*

From an affordable housing perspective, we require detailed discussion with the applicant to ensure that the affordable housing contribution can be delivered successfully and sustainably.

We would welcome a meeting at the appropriate time.

On 16th June 2020 a revised block plan and comments tracker. was submitted to Cardiff Council which addressed many of the comments received

On 23rd June 2020 the planning officer reported via email that the urban designer was pleased with the amendments. He also queried how the SUDS spaces might function.

A discussion took place with the planning officer, the affordable housing officer and the highways officer on July 8th 2020 to agree what was required to support the application.. The discussions were positive. It was agreed that there was no need to change the masterplan for outline application and that this could form the basis of a proposal for planning purposes.

On 23rd July a request for community facilities contribution was received. Based on the current plans the sum requested was for £207, 396.61.

On 6th August the council confirmed that they would require contributions towards school provision of all types except primary welsh medium. The officer provided figures based on alternative housing mixes ranging from £975,145 to £1,153,555.

As a result of the discretionary pre application enquiry agreement was reached in respect of the illustrative masterplan, scope of highways and the priorities in respect of trees and green infra structure. Indicative S106 requirements were provided. These remain subject to housing mix achieved and viability.

2.5 Proposed Development

The application is for a residential development of up to 160 units with associated infra structure, landscaping and access. All matters except for access are reserved for future consideration.

The illustrative masterplan for the site shows residential development of differing types and tenures. The tree lined main access route through the site is the principle corridor and runs from midway along the eastern boundary (the main access) to midway along the southern boundary (the secondary access). Cycle and pedestrian only routes have been provided along the northern boundary to link with the Persimmon Phase 6 development and bus stops and out onto Bridge Road to the west.

As part of the Sustainable Urban Drainage proposed for the site wo large basins are proposed. These are to be located at the lowest parts of the site in the north east corner and along the western boundary. These will be wetted during every storm and will retain circa 100mm depth of water from the storms which will dissipate through vegetation take up and evaporation. Planting will be in line with SUDS /SABs requirement and appropriate to wetted basins.

The proposals seek to retain as far as practicable the hedgerows around the site and where this is not possible seek to replace at a ratio of 1:3.

The tree lined main spine road and central square as well as the landscaped basins and retained informal landscape corridors along the site's boundaries are the main green infrastructure features.

The proposal is for two-character areas – the Main Spine Street and the Mews Lanes.

Higher densities and scale are proposed along the Main Spine Street and at entrances to the site whilst the Secondary Mews, will be of medium density and scale with a limit of 2 storey around the more sensitive perimeters.

A density of 41 dwellings /Ha is shown.

The illustrative masterplan proposes a legible hierarchy of streets whose design reflects the principles contained in Manual for Streets, prioritising each street as a place in its own right. The Main Spine Street will have a green formal character whilst the secondary mews lanes will take the form of shared surfaces.

3.0 Policy

3.1 Overview

The planning policy framework for the determination of the planning application is provided by National Planning Policy, together with the current Development Plan and adopted Supplementary Planning Guidance.

National Planning Policy is contained within Planning Policy Wales (PPW) and is supplemented by 21 Technical Advice Notes (TANs) providing detailed guidance on a range of topics. Planning Policy Wales (PPW) and the Wales Spatial Plan provide the overall strategic direction and may be material to decisions on individual planning applications.

At a local level the policy is set by the Cardiff Local Development Plan 2016 along with a number of Supplementary Planning Guidance Notes (SPGs) adopted by Cardiff Council including:

- Access, Circulation and Parking Standards
- Green Infra Structure
- Ecology and Bio-Diversity
- Trees and Development
- Public Rights of Way and Development
- Protection and Provision of Open Space
- Planning Obligations
- Residential Design Guide
- Waste Collections and Storage Facilities

3.2 Planning Policy Wales Edition 10 December 2018.

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TAN's) Welsh Government Circulars and policy clarification letters. PPW is the principal document of the Welsh Government which sets out the land-use policy context for the consideration and evaluation of all types of development. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic and cultural well-being of Wales as required by the Planning Wales Act 2015, the well Being of Future Generations (Wales) Act 2015 and other legislation.

Sustainable development means:

The process of improving the economic, social, environmental and cultural wellbeing of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the wellbeing goals. Acting in accordance with the sustainable development principle means that a body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Up to date development plans are the basis of the planning system and set the context for rational and consistent decision making. Plans at all levels must be prepared in accordance with national planning policy. Planning applications must be determined in accordance with the adopted plan unless material considerations indicate otherwise.

In section 2 of PPW – People and Places – Achieving Well Being through Placemaking, 5 key principles are highlighted under the general heading of Achieving the Right Development in the Right Place. These are:

1. Growing our economy in a sustainable manner:
2. Making the best use of resources;
3. Facilitating Accessible and Healthy Environments
4. Creating Sustainable Communities
5. Maximising environmental Protection and limiting Environmental Impact.

Placemaking is defined as a holistic approach to planning and design of development and spaces, focused on positive outcomes. It draws upon an area's potential to create high quality development and public spaces that promote prosperity, health, happiness and wellbeing in the widest sense.

Paragraph 2.21 states that planning authorities should ensure that economic, social, cultural and environmental benefits are given equal consideration in the decision-making process by following 5 ways of working, to ensure that a balanced assessment is carried out and to implement the Well Being of Future Generations Act and the Sustainable Development Principle. There may be occasions when one benefit outweighs others. In such cases robust evidence should be presented to support these decisions.

Section 3 – Strategic and Spatial Choices advises that policy issues should not be considered in isolation from one another. The design of the development and its impact upon everyday lives should be considered as well as where people might want to live and work and which areas should be protected.

Para 3.3 emphasises that good design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places.

Para 3.46 advocates a broad balance between housing, community facilities, services and employment opportunities in both urban and rural areas which should be promoted to minimise the need for long distance commuting.

Section 4 – Active and Social Spaces defines those spaces which promote social, economic, environmental and cultural well-being by providing well-connected cohesive communities. Places which are active and social contribute to the seven Goal of Well – Being of Future Generations Act. These include:

- Ensuring there is sufficient housing land available to meet the needs for new private market and affordable housing;
- Facilitating a range and choice of housing to respond to change for household need, such as predicted increase in single person households over the next 20 years;
- Assisting in the delivery of cohesive communities which will meet the need and are accessible to all members of society, including older people;
- Tackling inequalities between communities, delivering services and jobs closer to where people live and acknowledging the importance of inclusive communities and the wider environment for good health and well-being;
- Improve sustainable access to services, cultural opportunities and recreation facilities to support people to adopt healthy, culturally fulfilled lifestyles which will assist in improving health and well-being;
- Reducing reliance on travel by the private car and the adverse impacts of motorised transport on environment and people's health, by prioritising and increasing active travel and public transport;
- Ensure our transportation is adaptable to future advances in innovation such as mainstreaming of electric vehicles or possible advent of autonomous or driverless vehicles; and
- diversifying commercial centres so they can adapt to future retail trends.

This chapter also supports the provision of a range of well-designed and located homes which are well connected to existing and proposed facilities.

Para 4.19 emphasises the role that the planning system has in reducing the need to travel and supporting sustainable travel choices by, inter alia, facilitating development which is sited in the right location, are designed in a way which integrates development with existing land uses; making short journeys within and beyond the development to be easily made by walking and cycling.

Paragraph 4.1.11 confirms that it is Welsh Government Policy to use a hierarchy of transport modes in relation to new development which prioritises walking, cycling and public

transport ahead of private motorised vehicles. This is further emphasised at para 4.1.19 which emphasises the high priority to be afforded to the design and layout of streets as public spaces and meeting the needs of pedestrians, cyclists and public transport users.

Para 4.2.12 refers to housing delivery options and states that planning authorities need to consider providing a range of sustainable and deliverable sites to allow all sectors and types of house builder, including RSLs, the opportunity to contribute to delivering the proposed housing requirement.

Para 4.2.15 states that planning authorities must ensure that sufficient land is genuinely available to provide a five-year supply of land for housing judged against the general objectives of the development plan. This means that sites must be free or readily freed from planning, physical and ownership constraints and economically viable, in order to support the creation of sustainable communities.

In respect of affordable housing, para 4.2.27 states that it is important that authorities have an appreciation of demand for different types of affordable housing in relation to supply, so that they are well informed in negotiating the mix of dwellings for new development.

Section 6 – Distinctive and Natural Places requires that development proposals should be formulated to look to the long-term protection and enhancement of special characteristics and intrinsic qualities of places, be these natural, historic or built environments, ensuring their longevity in the face of change. This means both protecting and enhancing landscapes, habitats, biodiversity, geodiversity and the historic environment in their own right as well as other components of the natural world, such as water resources and air quality.

When appropriate development is proposed it is important that it is taken forward in an integrated way to ensure that common issues are considered and accommodated in the early stages of plan making or individual proposal and benefits such as green infra structure are secured.

The key issues in this theme include:

- Long-term and chronic decline in biodiversity and habitat loss;
- Adaptation to the effects of climate change
- Recognising and addressing the factors influencing landscape change.

Paragraph 6.2.4 outlines the importance of green infra structure in shaping places. It advises that the planning system should protect and enhance green infra structure. The protection of green infra structure provision should be considered alongside the need to meet wider social and economic objectives. The benefits of green infra structure should be taken into consideration within the planning process.

Para 6.2.5 advises that green infra structure should be incorporated into site development through provisions such as landscaping, green roofs, grass verges, sustainable urban drainage and gardens.

Paras 6.2.6 to 6.2.12 provides guidance on the need for Green Infra Structure Assessments.

Para 6.4.4 advises that it is important biodiversity and resilience considerations are taken into account at an early stage of both development plan preparation and when proposing or considering development proposals. All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced against the wider economic and social needs of business and local communities.

Para 6.4.4 advises that Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity.

Para 6.4.21 provides advise on maintaining and enhancing biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated and as a least resort compensated for: enhancement must be secured wherever possible.

Paras 6.4.22 – 6.4.23 sets out the statutory policy regarding protection of European Protected species. Paras 6.4.24 – 6.4.25 address the protection of trees and hedgerows where they have ecological value, contribute to the character or amenity of a local area or perform a beneficial green infrastructure function. If woodland is removed developers will be expected to provide compensatory planting.

Section 6.6 – Water and Flood Risk advises that it is the aim of Welsh Government to secure the provision of water services while minimizing adverse impacts on the environment, amenity, health and communities. Para 6.6.6 states that the ability of the planning system to protect water features and foster sustainable water management as key attributes of attractive and resilient places to live is closely aligned with securing the multiple benefits of green infrastructure. Embracing integrated approaches should make a contribution toward achieving the requirements imposed by EU Water Framework Directive 134 along with Welsh Government policy for the integrated planning and management of water both in urban and rural areas.

Para 6.6.7 and 6.6.8 advise that water resources and quality must be taken into account from an early stage in identifying land for development. New development should be located and implemented with sustainable provision of water services in mind using design approaches and techniques which improve water efficiency and minimise adverse effects on water resources including rivers, wetlands and groundwater.

Para 6.6.17 sets out requirements of new development of more than one dwelling or where the area covered exceeds 100 sq. metres to gain approval from SUDs Approval Body before construction can commence. 6.6.18 states that the provision of SUDs must be considered as an integral part of the design. Para 6.6.19 advises that development proposals must incorporate design for surface water management based on the principles which work with nature to facilitate the natural functioning of the water cycle.

Section 6.7 sets out the policies which contribute towards clean air and an appropriate soundscape. The planning system should maximise its contribution to achieving the well-

being goals, and in particular a healthier Wales, by aiming to reduce average population exposure to air and noise pollution alongside action to tackle high pollution hotspots. In doing so, it should consider the long-term effects of current and predicted levels of air and noise pollution on individuals, society and the environment and identify and pursue any opportunities to reduce, or at least, minimise population exposure to air and noise pollution, and improve soundscapes, where it is practical and feasible to do so. In proposing new development, planning authorities and developers must, therefore:

- address any implication arising as a result of its association with, or location within, air quality management areas, noise action planning priority areas or areas where there are sensitive receptors;
- not create areas of poor air quality or inappropriate soundscape; and
- seek to incorporate measures which reduce overall exposure to air and noise pollution and create appropriate soundscapes.

Para 6.7.7 advises that to assist in decision making it will be important that the most appropriate level of information is provided.

Section 6.8 addresses the need to balance the provision of lighting for enhanced safety and crime prevention against the protection of the natural and historic environment.

3.2 Technical Advice Notes (TANs)

As stated above, PPW is supported by a series of 21 Technical Advice Notes (TANs). The following are relevant:

3.2.1 TAN 1 Joint Housing Land Availability Studies

The TAN (updated in January 2015) emphasises that the Joint Housing Land Availability Study (JHLAS) is the mechanism for local planning authorities to demonstrate that they have a 5-year housing land supply by providing an agreed statement of housing land availability for development planning and development management purposes. The purpose of the TAN is to provide guidance on the preparation of JHLASs.

3.2.2 TAN 2 Planning and Affordable Housing

The TAN outlines the general concept of affordable housing as being: -

‘the ability of households or potential households to purchase or rent property that satisfies the needs of the household without subsidy’.

The guidance requires local planning authorities to:

‘include an affordable housing target in the development plan which is based on the housing need identified in the local housing market assessment, indicate how the target will be achieved using identified policy approaches and monitor the provision of affordable housing against the target and where necessary take action to ensure that the target is met.’

3.2.3 TAN 5 Nature Conservation and Planning

TAN 5 (September 2009) provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. It seeks to demonstrate how local planning authorities, developers and key stakeholders in conservation can work together to deliver more sustainable development that does not result in losses from the natural heritage but instead takes every opportunity to enhance it.

3.2.4 TAN 11 Noise

TAN 11 (October 1997) provides advice on how the planning system can be used to minimise impact of noise without placing unreasonable restrictions on development. It outlines some of the main considerations which local planning authorities should take into account in drawing up development plan policies and when determining planning applications for development which will either generate noise or be exposed to existing noise sources.

3.2.6 Tan 12 Design

This Technical Advice Note was revised in March 2016 in order to reflect new requirements, including those for design and access statements. The TAN provides advice on design considerations and states that local planning policies and guidance should aim to: -

- Create places with the needs of people in mind, which are distinctive and respect local character;
- Promote layouts and design features which encourage community safety and accessibility;
- Focus on the quality of the places and living environments for pedestrians rather than the movement and parking of vehicles;
- Avoid inflexible planning standards and encourage layouts which manage vehicle speeds through the geometry of the road and building;
- Promote environmental sustainability features, such as energy efficiency, in new housing and make clear specific commitments to carbon reductions and/or sustainable building standards;
- Secure the most efficient use of land including appropriate densities; and
- Consider and balance potential conflicts between these criteria.

3.2.7 TAN 18 Transport

TAN 18 confirms that the integration of land use planning and development of transport infrastructure has a key role to play in addressing the environmental aspects of sustainable development and that it can help the Assembly Government achieve its wider sustainable development policy objectives. Paragraph 2.4 indicates that by influencing the location,

scale, density and mix of land uses and new development, land use planning can help to reduce the need to travel and length of journeys, whilst making it easier for people to walk, cycle or use public transport.

3.3 Wales Spatial Plan

The Wales Spatial Plan – People, Places, Futures (WSP), was adopted in 2004 and updated in 2008. It sets out a strategic framework to guide development across Wales, with a core theme that focuses around promoting sustainable development. The WSP sets out visions for different areas of Wales.

The site is located in the South East Wales – Capital Region and within a sub region of the allocation known as the City Coastal Zone. Cardiff is a Key Settlement of National Importance. The overall aims of the region include:

- A connected city region that aids accessibility for goods and people and encourages sustainable transport choices
- A living city region that provides a high quality natural and built environment, complemented by high quality green space, promoting healthy, strong communities and a strong civic culture. Achieving a networked environment region will be a key part of this.

3.5 Local Planning Policy

3.5.1 Cardiff Local Development Plan 2016 (the LDP) 2006 – 2026. January 2016.

The Cardiff LDP sets out that Cardiff has a significant need for new homes and employment opportunities in order to deliver the vision set out in the WSP and in its role as a key economic driver in the region. The plan sets out a Strategy to deliver 41,415 new dwellings and 40,000 new jobs in the plan period to 2016. This is encapsulated in policy KP1: Level of Growth.

Policy KP2 identifies eight strategic sites which will, together with other proposals, bring forward the homes and employment uses envisaged. The site is identified within the plan as part of Strategic Site G known as East of Pontprennau Link Road. The allocation is for a housing -based scheme of approximately 1300 homes with associated community uses.

Further policy as to the development of the site is provided in KP2G which sets out the enabling and essential infrastructure for the site along with a schematic framework for the development.

In summary the allocation will provide:

- On and off-site bus based Rapid Transit Corridors;
- On and off-site measures to provide a network of high-quality walking and cycling routes;

- Enhanced access and upgrading of the Rhymney Trail;
- 1 centrally located Local Centre linked to rapid transit infra structure and school facilities including Primary Care Facility; multi-functional 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 7.9 ha Open Space including 3.9ha of formal recreation, 2 playgrounds, 1 teen facility and 1 x 26 plot allotment site.

The key masterplanning requirements are as follows:

- Provide a range of densities with high density (minimum of 45-50+ dwelling per hectare) alongside rapid transit corridor towards the 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 Development Plan retail policies;
- Integrate cluster of low-density buildings at St Julian's Manor/House;
- Effectively respond to the 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 Riversdie Park, retaining green buffer along A4232, links from riverside park to countryside to north and Rhymney Valley to south west;
 - Ensuring there is no detriment to the maintenance of the favourable conservation status of Dormouse on this site including compensatory planting on the southern and eastern boundaries and;
 - Providing suitable buffers to retained habitats, particularly the hedgerows within the site.

Respond to the heritage assets by:

-Assessing and effectively addressing potential impacts on known assets including Listed Buildings within or near to the site,

Preserving the village character around Llanedeyrn Village and effectively integrate existing buildings into the layout, including protecting the view of St Edeyrns Church from A48,

Assessing the 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 Mwan,

Address Issues with Japanese Knotweed along River Rhymney;

No development to take place in C2 flood zone forming part of River Rhymney valley.

Appendix 3 provides a summary of other policies that are considered relevant to this site and must be considered together with policy KP2 Strategic Site G.

4.0 Consideration of Key Issues

(a) Overview

As the site forms part of an allocated site within the LDP, the principal of development for residential purposes is established. However, it is still necessary to consider how the site complies with the master planning objectives set out in KP2 Strategic Site G as well as considering how the application submission has addressed other relevant policies in the LDP identified in App 4.

It is also necessary to respond to issues raised by officers during the request for discretionary advice process.

(b) Response to the principles set out in KP2.

The principles set out in KP2 apply to the strategic site as a whole, therefore some of the objectives have either already been provided or are established in their vision. How the subject site contributes towards those objectives is set out below.

Provision	Response
Provision of on and off-site bus based Rapid Transit Corridor	The bus based rapid transit corridor is located around the main loop road around the St Edeyrns Village development. The site itself provides pedestrian and cycle access to this loop road as well as the potential Rapid Transit corridor identified on Bridge Road.
On and off site measures to provide a network of high quality walking and cycle routes	The proposed development provides a north south pedestrian/ cycle route which links with that being provided by Persimmon to the north of the site. Pedestrian and cycle routes are also provided to Bridge Road to the west and to Church Road to the north East. All proposed footways and cycle ways will be to a high standard.
Enhanced access and upgrading of the Rhymney Trail	The proposed development provides an east west route which will link with other routes to the Rhymney Trail. In addition, links to the Public Right of Way to the north will provide a direct route to the Rhymney Trail.
Centrally located Local Centre	This has been provided as part of the St Edeyrns Village development.
Education – 1 new primary school and financial contribution to Secondary School located at Strategic Site F.	The proposed development will contribute towards the provision of education. The final financial contribution will depend upon the scheme mix and pupil yield. Contributions are required towards English Medium Nursery and Primary education, English Medium Secondary Education, Welsh Medium Secondary Education, English

	Medium Sixth Form, Welsh Medium Sixth Form and Statemented SEN. It is anticipated that the financial contribution towards English medium nursery and primary education will be used to further expand the single-entry primary school proposed on the St Edeyrns Village site and that the contribution towards English medium secondary education would be towards the provision of a new school on strategic site F.
Minimum 7.9 Ha Public Open Space, including 3,9Ha formal recreation, 2 playgrounds, 1 teen facility and 1 x26 plot allotment site	The site provides informal and formal open space and is within close proximity to open space to the south and proposed to the north.
Masterplanning Requirements	
Provide a range of densities with high density (minimum of 45-50+ dwelling per hectare) alongside rapid transit corridor towards the centre of site, medium density (35-45+ dwellings per hectare towards the north and lower densities alongside the riverside park;	The proposal provides 2 character areas - the Main Spine Road Character area proposes high density larger scale development along a tree lined boulevard whilst the Mews Character area provides lower density development to the periphery of the site. Overall the density is medium – 41 dwellings per Ha. See DAS for details.
Initial phases in the south, middle phases towards the centre and later phases to the north;	This site is the last of the development parcels within Strategic Site G to be the subject of a planning application. Whilst this is not the most northerly of the development sites it does comply with the general phasing required by policy.
Local Centre to accommodate a range of services including convenience goods floorspace and other retail of a scale and nature which accords with Development Plan retail policies	The local centre has already been built.
Integrate cluster of low-density buildings at St Julian's Manor/House;	The proposed density plan shows lower density development of primarily 2 storey in the north east part of the site most closely related to St Julian's Manor. St Julian's House is a relatively new building to the north west of the subject site. This is in the control of the applicants but will be retained as a dwelling. The density plans within the DAS show lower density development in the are closest to St Julian's House.
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, retaining green buffer along A4232, links from riverside park to	The proposed development retains all grade B trees and except where access is proposed retains hedgerows. Replacement hedgerow is proposed at a ratio of 1:3. The retention of a green buffer against the hedgerows is proposed. The proposed development introduces a tree lined Main Spine Road

<p>countryside to north and Rhymney Valley to south west.</p>	<p>across the site. The retention and expansion of these habitats has been informed by ecological surveys and Green Infra Structure Plan.</p> <p>The proposed sustainable drainage basins provide the opportunity for the introduction of new planting in line with SUDS /SABs requirement and appropriate to wetted basins.</p>
<p>Ensuring there is no detriment to the maintenance of the favourable conservation status of Dormouse on this site including compensatory planting on the southern and eastern boundaries.</p>	<p>The site has been subject to detailed surveys for dormouse and an outline Dormouse Mitigation Strategy is provided as a technical appendix to Chapter 9 of the Environmental Statement. This sets out recommended sensitive working methodologies as well as compensation, mitigation and enhancement measures to be implemented as part of the proposals ensure no significant negative effects will arise upon the favourable conservation status of the local dormouse population following occupation.</p> <p>The measures during construction include:</p> <ul style="list-style-type: none"> • Pre Commencement check; • Site Briefing by a licensed dormouse ecologist the appointed contractor with regards to vegetation and habitats to be protected, timing constraints, required sensitive working methodologies and legal obligations. • Protective fencing of trees , shrubs and hedgerows during the construction period. • A minimum of 15 dormouse nest boxes to be installed 20m apart across suitable hedgerows, trees and shrubs along the norther , western and southern boundaries of the site. • Temporary lighting during construction will be kept at the lowest permissible level and will minimise light spill. • Where dormouse habitats are to be lost (to create access) they are required to delivered under Development Licence to be issued by NRW, they will be cleared under strict clearance methodologies outlined in the strategy. <p>Measures for retention, enhancement</p>

	<p>and creation are as follows:</p> <ul style="list-style-type: none"> • Retention of 78.4% of total woody habitat present on site. • Reinforcement of the retained habitat through reinforcement and infill planting and management. • Protection of retained habitat through off setting of the development footprint away from key habitat corridors through the provision of habitat buffers • Siting of sustainable drainage features and associated open space to further off set development away from sensitive dormouse habitat. • Offsetting residential curtilages away from hedgerow habitat through inclusion of habitat buffers and defining the curtilage by 1.8m close boarded fence. • Creation of new dormouse habitat across the site, including in areas of informal open space and surrounding the sustainable drainage features and planting of street trees. • The incorporation of sensitive lighting strategy. • Sensitive management, maintenance and monitoring of dormouse habitats over the longer term.
<p>Providing suitable buffers to retained habitats, particularly the hedgerows within the site.</p>	<p>The proposed development provides suitable buffers to retained habitats particularly hedgerows. These are outlined in Chapter 9 of the Environmental Statement, the Outline Dormouse Strategy document and is shown on the illustrative master plan.</p>
<p>Respond to Heritage assets</p>	
<p>Assessing and effectively addressing potential impacts on known assets including Listed Buildings within or near to the site,</p>	<p>Chapter 14 of the Environmental Statement addresses the potential impact on heritage assets. An Archaeological Desk Based Assessment is provided as a technical appendix to the Environmental Statement. Together these conclude that with mitigation the proposed development will have no direct impact on built heritage assets within</p>

	the study area and that the proposed development will have a negligible cumulative impact on the setting of Bridge Farmhouse, St Julian's Farmhouse and the registered park and garden of Cefn Mably
Preserving the village character around Llanedeyrn Village and effectively integrate existing buildings into the layout, including protecting the view of St Edeyrns Church from A48	The application site is remote from St Edeyrns Church and the Unicorn Inn. Chapter 14 of the Environmental Statement and the supporting technical appendix by Red River Archaeology conclude that with mitigation, the site has negligible contribution to the setting of Llanedeyrn Village.
Assessing the 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	Chapter 14 of the Environmental Statement addresses the potential impact on heritage assets. An Archaeological Desk Based Assessment is provided as a technical appendix to the Environmental Statement. Together these conclude that the proposed development will have no direct impact on built heritage assets within the study area and that the proposed development will have a negligible cumulative impact on the setting of Bridge Farmhouse, St Julian's Farmhouse and the registered park and garden of Cefn Mably
Protection of Water quality and flooding	
Protect water quality of River Rhymney and Nant Mwlán	The application site proposed a sustainable drainage solution which will protect water quality of the River Rhymney and Nant Mwlán. Chapter 13 of the Environmental Statement addresses potential drainage impacts. Chapter 12 of the Environmental Statement and supporting strategy addresses potential impacts. In addition, the development will require approval through the SAB process which offers a robust risk and mitigation process for proposed drainage works, their construction and long term maintenance.
Address Issues with Japanese Knotweed along River Rhymney	No Japanese Knotweed has been identified on the site. The Japanese Knotweed identified along the River Rhymney is on land outside the applicant's control.
No development to take place in C2 flood zone forming part of River Rhymney valley.	The application site is outside the C2 flood Zone forming part of the River Rhymney Valley.

(c) Responses to other Relevant Planning Policies

Appendix 4 provides a detailed response to the relevant planning policies through reference to the proposed development, the Design and Access Statement and Environmental Statement.

The proposed development is wholly compliant with policies contained within the Cardiff Local Development Plan.

(d) Response to Matters Raised as a result of the Request for Discretionary pre application Advice.

Consultee	Comment	Response
Trees	<ul style="list-style-type: none"> The design of the development should be informed by the tree assessment and the default position should be that all 'B' grade trees be retained and protected – although it was acknowledged that the proposed development largely achieves this. 	The proposed development has been informed by an arboricultural assessment. Grade B tree are retained and protected. Additional tree planting is provided throughout the site including within the wetted basin areas and along the main spine route and secondary mews character area.
	<ul style="list-style-type: none"> In the event that tree loss is unavoidable full details of mitigation should be provided; 	There is no loss of grade b trees. Mitigation for loss of hedges has been provided including for additional tree planting within the hedgerows.
	<ul style="list-style-type: none"> A soil resources plan should be provided. 	A soil resource plan is provided within the technical appendices to the Environmental Statement.
	<ul style="list-style-type: none"> An upfront landscaping plan should be provided 	Landscaping is a reserved matter. Indicative landscaping has been shown on the illustrative masterplan.
Ecology	<i>The applicant should consider how green infrastructure will be treated as part of this development such that it can comply with Policy KP16 i</i>	A green infra structure plan is provided as a supporting document to the application. It is also considered within the Design and Access Statement
	<i>The culmination of analysis and conclusions of an impact assessment should be used to inform a Green Infrastructure Statement, which shows how all elements of the proposed</i>	This is addressed in Chapter 9 of the Environmental Statement. A Green Infra Structure Plan and Statement accompany the application.

	<p><i>green infrastructure (retained and new) and any associated uses and movement have a clear role and purpose in the new development. Conclusions drawn from analysis of this resource should be expressed in an illustrative way, in the form of a Green Infrastructure Masterplan or Landscape Masterplan or similar. The resulting approach should explain how this is achieving good design. Examples include: why a hedgerow should remain in situ or where it is better relocated to create overlooked, connected streets and spaces; why a public right of way should remain in situ or if it is better diverted to maintain the rural function of rights of way in a green corridor and avoid isolated footpaths, lanes or alleyways through urban areas; whether or not a park is accessible by walking and cycling and how it might be integrated or modified to improve accessibility.</i></p>	
	<p>The 2018 EclA Guidelines make it clear that an EclA should consider the impacts upon ecosystems, as well as habitats and species. Statements to this effect are found throughout the document, for example at sections 1.3, 1.9, 2.3, 4.1 and 4.8 etc. All EclA's submitted to Cardiff Council should demonstrate how the impacts upon ecosystems have been assessed, in accordance with the 2018 EclA Guidelines. This will allow Cardiff Council to demonstrate compliance with the ecosystem approach as required by legislation such as</p>	<p>The impact of the development is considered in Chapter 9 of the Environmental Statement.</p>

	the Environment (Wales) Act 2016.	
	<p><i>In terms of specific enhancement features, nesting or roosting opportunities for birds and bats should be incorporated into new build in accordance with the advice given in 'Designing for Biodiversity: A Technical Guide for New and Existing Buildings, Second Edition. RIBA Publishing, London. Gunnell, K. et al., 2013'. or most recent subsequent edition thereof. More specific details of appropriate levels of provision of nesting/roosting opportunities are given in the TCPA's 'Biodiversity Positive: Eco-towns Biodiversity Worksheet 2009'. With these documents in mind, I would say that an appropriate level of enhancement provision across the whole of this development would be:-</i></p> <ul style="list-style-type: none"> • <i>8 x bat boxes for crevice-dwelling bats, and</i> • <i>8 x Swift nest boxes, and</i> • <i>4 x double House Martin cup, and</i> • <i>4 x House Sparrow terrace</i> 	The requested enhancements can be secured by planning condition.
	<p><i>Other enhancements should include using a species-rich wetland grassland seed mix in the SuDS basins, and reptile hibernacula in the far north east corner of the site. The block plan appears to show some sort of green buffer between the hedgerows bounding the site and the proposed development footprint. This is to be welcomed, subject to detail</i></p>	<p>Noted. Planting within the wetted basis will be in accordance with SUDS?SAB requirements and appropriate to wetted basins.</p> <p>Details of future management of the hedgerows is provided in Chapter 9 of the Environmental Statement and supporting technical appendices.</p>

	<i>showing that these buffers and hedgerows will provide robust and appropriately-managed green infrastructure corridors allowing a range of species to move around the outskirts of the site. Bolster planting should be proposed where hedgerows are gappy or defunct.</i>	
	Looking at the Extended Phase 1 Habitat Survey plan, I would say that the retention of the surrounding hedgerows and trees is a priority, along with bat surveys of the trees identified as having potential roosting features, and a reptile survey of the scrubby / bracken south and west facing edges of the hedgerows in the north and east of the site. Any existing buildings on site which are to be removed should be assessed for their potential to support roosting bats and nesting birds, and subsequently surveyed as necessary.'	The vast majority of hedgerows on site are retained accounting for 78.4% of hedgerow resources with losses limited to breaks through the hedgerow to allow for access. Bat surveys have been undertaken and the proposed development retains tree T2 and T3 (Moderate bat potential) and T1 (low bat potential). Building B1 is retained as it as a potential day roost to pipistrelle bats.
Highways	The north eastern access onto the spine road. CC do not support the introduction of cross-road junctions	This has been changed to accommodate the officer's objection.
	Confirm widths of various roads and paths	The masterplan has been provided to scale. The main Spine Route will be 5.5m with 2 m footways on either side.
	Can refuse vehicles access all properties? Confirmation that the proposed road layout would work and with what implications for vehicle movement and any on-street parking expected. Vehicle tracking as a minimum.	A vehicle tracking plan has been provided which demonstrates that waste vehicles can access all properties. See Appendix B of the Transportation Assessment.

	Waiting restrictions required and should be included in plan at early stage.	Noted but not needed as part of the outline planning submission
	A TA would be required which would include as a bare minimum all links / potential links to public transport, peds & cyclists, other facilities (schools, shops and the like), street lighting, drainage, refuse plan, junction assessments	Transportation Assessment has been provided .
Affordable Housing	<i>. We would seek a 30% affordable housing contribution on-site, and to ensure that we create mixed and balanced communities the affordable housing should be spread across the whole development site. Detailed discussion will be required about unit types/unit mix/unit numbers/location, and these unit types/sizes are to be representative of the development as a whole, unless otherwise agreed by the Council. We will, when required advise of the prices/payments that an Approved Organisation (Housing Association or the Council itself) will be able to pay for the units.</i>	Noted. Detailed discussion regarding the mix and numbers of units will form part of discussions during the planning application process and will additionally be subject to other S106 requirements and the overall viability of the scheme.
Community Facilities	Request for community facilities contribution was received. Based on the current plans the sum requested was for £207, 396.61.	Noted. This is based on outline masterplan scheme. This will form part of discussions during the planning application process and will additionally be subject to other S106 requirements and the overall viability of the scheme
	On 6 th August the council confirmed that they would require contributions towards	Noted. This is based on outline masterplan scheme. This will form part of

	<p>school provision of all types except infant welsh medium. The officer provided figures based on alternative housing mixes ranging from £975,145 to £1,153,555.</p>	<p>discussions during the planning application process and will additionally be subject to other S106 requirements and the overall viability of the scheme. The applicants query the need to contribute to land for the English medium primary school.</p>
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Overall, it is considered that the application has addressed all the matters raised by policies contained in the LDP and as a result of the request for discretionary pre application advice.

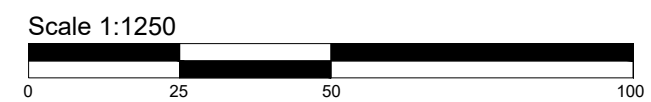
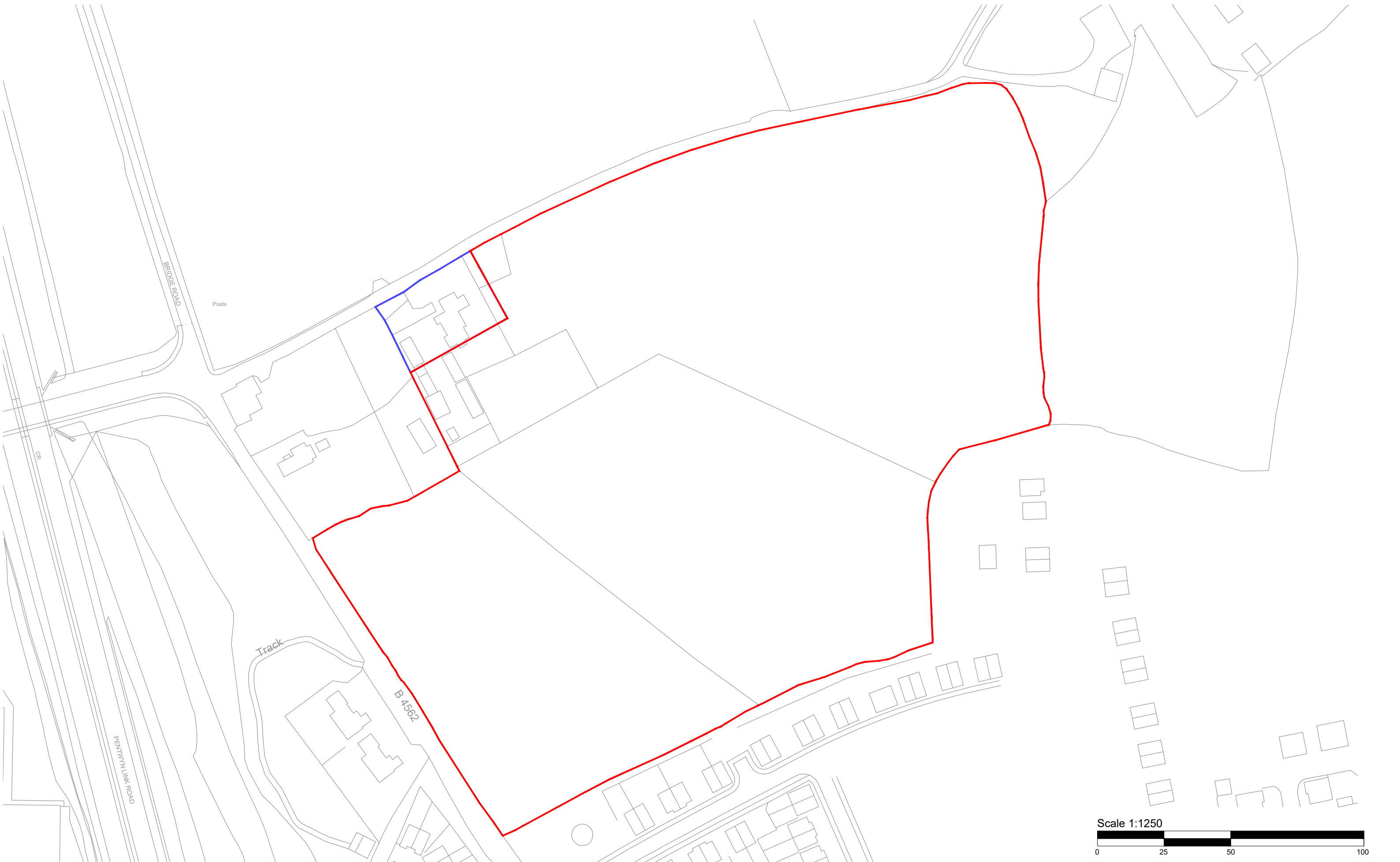
Matters such as affordable housing will need to be the subject of detailed discussion during the course of the consideration of the application and in the context of the developer contributions requested. Notwithstanding it is accepted that an appropriate S106 delivering positive outcomes set out in policy KP2 and in respect of affordable housing can be achieved.

5.0 Conclusion

The site is allocated as part of Strategic Site G – Land East of Pontprennau Link Road for residential development. Approximately 700 homes have already been built within this allocation. This site will be the last of the various land parcel that comprise this allocation to be the subject of a planning application.

The proposed scheme has addressed or is capable of addressing (through a S106 agreement or condition) all policy requirements and the view expressed by officers during discussion following the request by the applicant for discretionary pre application advice.

The proposals are wholly in line with the development plan and should be granted.



Figured dimensions and levels to be used.
Any inaccuracies must be notified to the architect.
Detail drawings and large scale drawings take precedence over smaller drawings.

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PRELIMINARY	✓
PLANNING	
DESIGN	
TENDER	
CONSTRUCTION	

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ARCHITECTS

Drawing No. Rev.
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Contract: Tobin Land - St Edyrns
For: PMG
Title: Site Location Plan

Scale: 1:1250 @ A3
Date: March 2020
Drawn: AF
Checked: /

Planning Consents for Strategic Site G: Land East of Pontprennau Link Road.

Site	Reference	Description	Date of Consent/approval
Bellway Known as Highfields	10/01681/DCO	Outline consent for construction of up to 150 dwellings, the laying out of open space, new means of vehicular access and associated infrastructure	Granted after appeal 29/04/2013
	16/01325/MJR	Reserved matters pursuant to 10/01681/DCO	09/12/2016
	18/00397/MJR	Full consent for 6 dwellings	14/09/2018
Persimmon Known as St Ederyns Village	13/00578/DCO	New community comprising 1020 new homes, village centre (comprising retail, employment and community uses), Play areas and allotments; 2 form entry primary school, Riverside Park including extension and improvements to the Rhymney Trail. All with associated landscaping, land re-profiling, access (vehicular, cycle and pedestrian) and highway works.	01/08/2014
	14/02556/MJR	Phase 1 reserved matters for 452 dwellings, village centre (comprising retail and commercial uses), play area, community orchard, phase 1 of Riverside Park and public open space. All with associated landscaping, land re-profiling, access and highway works	15/05/2015
	17/00488/MJR	Phase 2 reserved matters comprising 130 dwellings with associated landscaping, land reprofiling, access and highway works	09/06/2017
	19/01733/MJR	Partial Phase 2 comprising of 57 dwellings with associated landscaping, land reprofiling, access and highway works (A section of 17/00488 has been superseded by this approval)	01/08/2019
	17/01787/MJR	Phase 3 Reserved matters for residential development of 244 dwellings with associated land re profiling, access and highway works. (A section of 14/02556/MJR has been superseded by this approval)	29/12/2017
	19/03205/MJR	Reserved matters for primary school, one form and nursery provision, playing fields and multi-use games area and community facility with associated landscaping, land re-profiling, access and highway works.	Registered not determined
	19/03238/MJR	Phase 5 Reserved matters for development of 127 dwellings with associated re- profiling, access and highway works.	21/05/2020
	19/03205/MJR	Phase 6 Reserved Matters for residential development of 186 dwellings	

		with associated land re profiling, access and highway works.	
Bridgeway Investments Ltd	18/01654/MNR	Construction of 4 x 4-bedroom detached dwelling houses with integral double garages and private amenity space	20/02/2019

Cardiff Local Development Plan. Relevant Planning Policies

Policy, SPG and TGN References	Primary Policy	Response
KP1: Level of Growth	The Plan makes provision for 45,415 new dwellings (including a 4,000 dwelling flexibility allowance) to deliver a housing requirement of 41,415 new dwellings and 40,000 new jobs in Cardiff between 2006-2026.	The proposed development contributes 160 new dwellings to the delivery of the housing requirement.
KP2: Strategic Sites Planning Obligations SPG – January 2017 Managing Transportation Impacts SPG – July 2018 Green Infra Structure SPG and supporting TGNs	Strategic Sites are allocated as set out below to help meet the need for new dwellings and jobs: Brownfield Strategic Sites: (A) Cardiff Central Enterprise Zone and Regional Transport Hub; (B) Former Gas Works, Ferry Road; Greenfield Strategic Sites: (C) North West Cardiff; (D) North of Junction 33 on M4; (E) South of Creigiau; (F) North East Cardiff (West of Pontprennau); (G) East of Pontprennau Link Road; and (H) South of St Mellons Business Park - Employment only	The proposed development is located within Strategic Site G. The applicant has provided a detailed response to the Masterplanning Framework within the Planning Statement and the Design and Access Statement.
KP3 (B)	In order to strategically manage the spatial growth of Cardiff, settlement boundaries are proposed as shown on the Proposals Map. In all areas outside the defined settlement boundaries, otherwise referred to as countryside, there will be a corresponding presumption against inappropriate development.	The site is within the settlement boundary.
KP4 Cardiff Residential Design Guide – January 2017 SPG Managing Transportation Impacts SPG – July 2018 Green Infra Structure SPG and supporting TGNs	Major development should accord with: (i) The following Masterplanning General Principles: 1. Development schemes that are planned in a comprehensive and integrated manner reflecting partnership working and setting out the phasing of development along with a timely provision of supporting infrastructure. Masterplans will need to encompass the whole of a development area regardless of land ownership patterns, and this will require partnership working, involving all relevant parties; 2. High density residential and mixed-use development is focused along public transport corridors and in neighbourhood centres with lower	1. The development has considered both the masterplan prepared for the Strategic Site G and considered the various planning consents granted within the strategic site particularly those in the immediate surroundings. This is demonstrated in the Design and Access Statement that accompanies the application. The proposed development provides a

Cardiff Local Development Plan. Relevant Planning Policies

<p>November 2018</p>	<p>densities provided elsewhere to deliver an overall range and choice to meet different needs;</p> <p>3. Dedicated sustainable transport corridors including provision for public transport, cycling and walking which will form key elements of the overall master plan and effectively link into the wider network;</p> <p>4. Walking, cycling and public transport will be attractive, practical and convenient travel choices for all;</p> <p>5. Provision of a full range of social and community facilities will be concentrated within mixed use neighbourhood centres located along public transport corridors and easily accessed by walking and cycling;</p> <p>6. The masterplanning process effectively responds to the local context and the context of climate change, to create new well designed neighbourhoods with a distinctive character which residents will be proud of;</p> <p>7. New development responds to local deficiencies and provides good connectivity to adjoining areas and is informed by feedback from existing communities;</p> <p>8. Multi-functional and connected green open spaces form strategically important links to the surrounding area to provide routes for people and wildlife and open spaces for sports, recreation and play;</p> <p>9. Sympathetically integrate existing landscape, biodiversity and historic features of the site into the development taking opportunities to protect, enhance and manage important features along with mitigation and enhancement measures to provide satisfactory compensatory measures;</p> <p>10. Innovative and creative energy, management of surface water and waste management solutions are adopted to make new developments more environmentally sustainable .</p>	<p>continuity of pedestrian and cycle links, a continuity of green infra structure through retention of trees and hedgerows and provision of tree lined main street across the site and responding to densities and material palette set by the surrounding development.</p> <p>2. The proposals provide for 2 character areas of differing densities. The higher density development along the Main Spine Street and lower densities within the Mews Character area. This is addressed in the Design and Access Statement. The overall density is medium.</p> <p>3. The development provides links to transport corridors and strong pedestrian and cycle routes through the site.</p> <p>4. The development provides convenient, safe pedestrian and cycle routes.</p> <p>5. The proposed development will contribute financially to the provision of community facilities already provided for within the wider strategic site.</p> <p>6. The proposals have responded to the local context with a detailed consideration of the landscape, heritage assets, arboricultural and ecological features contained with the</p>
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Cardiff Local Development Plan. Relevant Planning Policies

		<p>Environmental Statement. The proposed development forms a well considered and designed neighbourhood.</p> <ol style="list-style-type: none"> 7. Additional connectivity routes have been provided to link with routes elsewhere in the strategic site. 8. Informal and formal open space has been provided on site along with connected green space. 9. The environmental Statement and DAS have considered the potential impact on landscape, biodiversity, and historic features of the site and surrounds. Detailed mitigation have been recommended and are incorporated into the proposed development. 10. The proposals are outline and do not address energy proposals. The proposals incorporate Sustainable Urban Drainage including the introduction of 2 large basin on the site together with appropriate wetted basin planting. Provision for the storage and collection of waste will be in accordance with the comments of the council's waste management department.
<p>KP 5: Good Quality and Sustainable Design Cardiff Residential Design</p>	<p>To help support the development of Cardiff as a world-class European Capital City, all new development will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces by:</p>	<ol style="list-style-type: none"> 1. The local character of the area has been considered within the LVIA, heritage impact assessment, arboricultural assessment , ecology

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<p>Guide – January 2017 SPG</p> <p>Managing Transportation Impacts SPG – July 2018</p> <p>Planning for Health and Wellbeing SPG – November 2017</p>	<ul style="list-style-type: none"> i. Responding to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals; ii. Providing legible development which is easy to get around and which ensures a sense of continuity and enclosure; iii. Providing a diversity of land uses to create balanced communities and add vibrancy throughout the day; iv. Creating interconnected streets, squares and spaces as distinctive places, which are safe, accessible, vibrant and secure and incorporate public art where appropriate; v. Providing a healthy and convenient environment for all users that supports the principles of community safety, encourages walking and cycling, enables employment, essential services and community facilities to be accessible by sustainable transport and maximises the contribution of networks of multi-functional and connected open spaces to encourage healthier lifestyles; vi. Maximising renewable energy solutions; vii. Achieve a resource efficient and climate responsive design that provides sustainable water and waste management solutions and minimise emissions from transport, homes and industry; viii. Achieving an adaptable design that can respond to future social, economic, technological and environmental requirements; ix. Promoting the efficient use of land, developing at highest practicable densities and where appropriate achieving the remediation of land contamination; x. Ensuring no undue effect on the amenity of neighbouring occupiers and connecting positively to surrounding communities; xi. Fostering inclusive design, ensuring buildings, streets and spaces are accessible to all users and is adaptable to future changes in lifestyle; and xii. Locating Tall buildings in locations which are highly accessible through 	<p>surveys and DAS. The proposed character of development under construction has also been considered.</p> <ul style="list-style-type: none"> 2. The proposed development provides a clear hierarchy of streets with a green spine street providing a visual and physical connection between movement corridors. Secondary streets create a permeable connecting network. See 5.3 of the Design and Access statement. 3. The site forms part of a strategic allocation. Other uses such as school and district centre are provided off site but as part of this wider new community. 4. Interconnecting streets are provided with key focal points – see 5.3 of Design and Access Statement. 5. The site provides a number of pedestrian/ cycle connections, linking to off site facilities and public transport connections including links to Bridge Road which provides a short walk to Cardiff Gate Business Park and Cardiff Gate Retail Park. The wider development provides linkages to the Rhymney Trail and the Riverside Park. 6. Renewable energy solutions have not been considered as part of this outline planning application. 7. The application is in a sustainable
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	<p>walking and public transport and within an existing or proposed cluster of tall buildings.</p>	<p>location close to public transport. Linkages are provided to pedestrian and cycle links to employment and retail centres. A school is proposed close to the site. The application, in line with specific advice for the strategic allocation seeks to provide high density along Main Spine Street with lower densities outside this area. The development overall provides a medium density of 41 units per HA which is considered appropriate to this location. A sustainable Urban Drainage solution including two large wetted basins with appropriate planting are included within the drainage scheme.</p> <ol style="list-style-type: none">8. The scheme as far as practicable has allowed for potential extensions to public transport through the site but no units are subject of detailed design at this stage.9. The proposals have been offset from neighbours through buffer zones and retained hedges. Noise impact assessments have considered the impact of the development on neighbours and the transport assessment has considered the effect of increased traffic. No undue impact has been identified. Impact during construction can be managed through a Construction Management Plan
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		<p>which is anticipated to be a condition of the development.</p> <p>10. The proposed development has adopted a Manual for Streets approach to hierarchy of streets.</p>
<p>KP6: New Infrastructure</p> <p>Planning Obligations SPG – January 2017</p> <p>Managing Transportation Impacts SPG – July 2018</p>	<p>New development will make appropriate provision for, or contribute towards, all essential, enabling and necessary infrastructure required as a consequence of the development in accordance with Planning Policy Guidance. Such infrastructure will be delivered in a timely manner to meet the needs of existing and planned communities and includes the following aspects which may be required having regard to the nature, scale and location of the proposed development:</p> <p>Essential / Enabling Infrastructure:</p> <p>Transportation and highways including access, circulation, parking, public transport provision, walking and cycling;</p> <p>Utility services;</p> <p>Flood mitigation / defences;</p> <p>Necessary Infrastructure:</p> <p>Affordable Housing;</p> <p>Schools and education;</p> <p>Health and social care;</p> <p>Community buildings and facilities including District and Local Centre improvements;</p> <p>Local employment and training including replacement employment opportunities where relevant;</p> <p>Community safety initiatives;</p> <p>Open space, recreational facilities, playgrounds, allotments;</p> <p>Protection, management, enhancement and mitigation measures relating to the natural and built environment;</p> <p>Public realm improvements and public art;</p> <p>Waste management facilities including recycling and services;</p> <p>District heating and sustainable energy infrastructure.</p>	<p>The pre application consultation has identified the need for the development to contribute toward affordable housing, education, community facilities and open space. The development itself will provide necessary infrastructure.</p>
KP7: Planning Obligations	Planning obligations will be sought to mitigate any impacts directly related	The applicants acknowledge the need for a

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<p>Planning Obligations SPG – January 2017</p>	<p>to the development and will be assessed on a case by case basis in line with Planning Policy Guidance.</p>	<p>planning obligation to mitigate any impacts related to the development. It is anticipated that this will address affordable housing, education, community facilities and open space. The quantum of the contribution will depend on eventual mix of units and the anticipated population of the development.</p>
<p>KP8: Sustainable Transport Managing Transportation Impacts SPG – July 2018</p>	<p>Development in Cardiff will be integrated with transport infrastructure and services in order to:</p> <ul style="list-style-type: none"> i. Achieve the target of a 50:50 modal split between journeys by car and journeys by walking, cycling and public transport. ii. Reduce travel demand and dependence on the car; iii. Enable and maximise use of sustainable and active modes of transport; iv. Integrate travel modes; v. Provide for people with particular access and mobility requirements; vi. Improve safety for all travellers; vii. Maintain and improve the efficiency and reliability of the transport network; viii. Support the movement of freight by rail or water; and ix. Manage freight movements by road and minimise their impacts. 	<p>The proposed development has sought to link with existing and proposed cycle /pedestrian networks and to provided convenient links to bus services and potential Rapid Transit corridors. The site is well connected with existing employment opportunities at Cardiff Gate Retail Park and along Pentwyn Road. The site also provides easy pedestrian and cycle access to Cardiff Gate Retail Park.</p> <p>The site is also in walking distance to the proposed new primary school intended to serve this site and surrounding new development.</p> <p>These measures all contribute towards the target to achieve a 50:50 modal split.</p>
<p>KP 12: Waste Waste Collection and Storage Facilities SPG – October 2016</p>	<p>Waste arisings from Cardiff will be managed by:</p> <ul style="list-style-type: none"> i. Promoting and supporting additional sustainable waste management facilities, measures and strategies in accordance with the Collections, Infrastructure and Markets Sector Plan (2012) and TAN 21 (2014) in a manner that follows the waste hierarchy and the principles of an integrated and adequate network of waste installations; nearest appropriate installation; self-sufficiency and protection of human health and the environment; ii. Encouraging the provision of in-building treatment facilities on existing 	<p>The site has been designed to accommodate waste collection vehicles. A swept path analysis has been provided which demonstrates this – see Appendix B of Transportation Statement. Details for the storage of waste will be provided either through condition or at reserved matters stage.</p>

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	<p>and allocated areas of general industry;</p> <p>iii. Supporting the provision and maintenance of sustainable waste management storage and collection arrangements in all appropriate new developments; and</p> <p>iv. Supporting waste prevention and reuse and the provision of facilities that use recycled or composted products.</p>	
<p>KP:13 Responding to Evidenced Social Needs</p> <p>Cardiff Residential Design Guide – January 2017 SPG</p>	<p>A key part of the successful progression of the city will be to develop sustainable neighbourhoods, tackle deprivation, and improve the quality of life for all. This will be achieved through:</p> <p>i. Providing a range of dwelling sizes, types and affordability including seeking to provide a target of 6,646 affordable dwellings over the remaining 12 years of Plan period;</p> <p>ii. Supporting the vitality, viability and attractiveness of existing District and Local Centres and their regeneration, including retail and other commercial development and housing of an appropriate scale;</p> <p>iii. Encouraging the provision of a full range of social, health, leisure and education facilities and community infrastructure for both existing and new communities that are accessible to all by walking and cycling and public transport;</p> <p>iv. Supporting the regeneration of deprived communities within the city and maximising the additional benefits that new communities can bring to adjoining or surrounding communities;</p> <p>v. Encouraging the enhancement of communities through better equality of access to services for all, promoting cultural and wider diversity for all groups in society, and creating places that encourage social interaction and cohesion;</p> <p>vi. Developing new cultural and sporting facilities to build upon Cardiff's role as a major tourist, cultural and sporting destination for visitors and residents alike; and</p> <p>vii. Designing out crime and creating communities which are safer and feel safer.</p>	<p>The site forms part of a strategic site allocated as a residential led community. Circa 700 homes have already been built, of a total of 1300. Many are occupied.</p> <p>The overall development provides for a range of facilities including a district centre, allotments, community orchard and a new school and shared formal open space. The wider new community also supports a range of open space facilities, improvements to the Rhymney Trail and a new Riverside country park. The new community also supports existing facilities – St Edeyrns Church to the south of the site and the neighbouring Unicorn Public House. In addition to the on site district centre, there are employment and retail facilities nearby.</p> <p>The proposed development will provide a mix of house types both in terms of size and tenure. The quantum and type of affordable housing will be agreed during the planning process and will be the subject of a S106 agreement.</p> <p>The proposed development will contribute</p>

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		<p>towards the provision of education. The final financial contribution will depend upon the scheme mix and pupil yield. Contributions are required towards English Medium nursery and Primary education, English medium Secondary education, Welsh medium Secondary Education, English Medium Sixth Form, Welsh Medium Sixth Form and Statemented SEN. It is anticipated that the financial contribution towards English medium nursery and primary education will be used to further expand the single entry primary school proposed on the St Edeyrns Village site and that the contribution towards English medium secondary education would be towards the provision of a new school on strategic site F.</p> <p>The proposed development will financially contribute towards community facilities. The amount will be dependent upon the eventual number and mix of dwellings and will be secured through a S106 agreement.</p> <p>The proposed masterplan shows a well-planned legible layout.</p>
<p>KP 14: Healthy Living Planning for Health and Wellbeing SPG – November 2017</p>	<p>Cardiff will be made a healthier place to live by seeking to reduce health inequalities through encouraging healthy lifestyles, addressing the social determinants of health and providing accessible health care facilities. This will be achieved by supporting developments which provide for active travel, accessible and useable green spaces, including allotments.</p>	<p>The strategic site and the application site encourage healthy lifestyles through emphasis on walking and cycling, access to the countryside via the Rhymney Trail and other Public Rights of way in close proximity to the site. The feature of allotments and</p>

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		community orchard on the strategic site will also directly contribute to this aim.
<p>KP15: Climate Change</p> <p>Green Infrastructure SPG Ecology & Biodiversity Technical Guidance Note</p> <p>Trees And Development Technical Guidance Note</p> <p>Soils And Development Technical Guidance Note</p>	<p>To mitigate against the effects of climate change and adapt to its impacts, development proposals should take into account the following factors:</p> <ul style="list-style-type: none"> i. Reducing carbon emissions; ii. Protecting and increasing carbon sinks; iii. Adapting to the implications of climate change at both a strategic and detailed design level; iv. Promoting energy efficiency and increasing the supply renewable energy; <p>and</p> <ul style="list-style-type: none"> v. Avoiding areas susceptible to flood risk in the first instance in accordance with the sequential approach set out in national guidance; and vi. Preventing development that increases flood risk. 	<p>The proposed development has considered the reduction of carbon emissions through its emphasis of quality pedestrian and cycle routes and easy access to buses. At a strategic level the strategic site was allocated because of its proximity to existing facilities including retail and employment.</p> <p>The site is not in an area susceptible to flood risk.</p> <p>A Sustainable Urban Drainage Solution is proposed.</p>
<p>KP 16: Green Infrastructure</p> <p>Green Infrastructure SPG Ecology & Biodiversity Technical Guidance Note</p> <p>Trees and Development Technical Guidance Note</p> <p>Soils And Development Technical Guidance Note</p>	<p>Cardiff's distinctive natural heritage provides a network of green infrastructure which will be protected, enhanced and managed to ensure the integrity and connectivity of this multi-functional green resource is maintained.</p> <p>Protection and conservation of natural heritage network needs to be reconciled with the benefits of development. Proposed development should therefore demonstrate how green infrastructure has been considered and integrated into the proposals. If development results in overall loss of green infrastructure, appropriate compensation will be required.</p> <p>Natural heritage assets are key to Cardiff's character, value, distinctiveness and sense of place. They include the City's:</p> <ul style="list-style-type: none"> i. Undeveloped countryside and coastline (EN1 and EN2); ii. Landscape, geological and heritage features which contribute to the City's setting (EN3); iii. Strategically important river valleys of the Ely, Taff, Nant Fawr and Rhymney (EN4); iv. Biodiversity interests including designated sites and the connectivity of 	<p>A Green Infra Structure Plan accompanies the application. Informed by existing green infra structure, the proposed development seeks to retain where possible the hedgerow and trees surrounding the site. Where this is not possible – in order to allow for access, supplementary planting and management is proposed. The proposed development also includes for the introduction of new green infrastructure through wetted habitat planting around the proposed attenuation basins and through the planting along the green main spine street.</p>

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	<p>priority habitats and species (EN5, EN6 and EN7);</p> <p>v. Trees (including street trees), woodlands and hedgerows (EN8);</p> <p>vi. Strategic recreational routes, cycleways and the public rights of way network (T5, T6 and T8);</p> <p>vii. Parks, playing fields, green play areas and open spaces (C4 and C5); and</p> <p>viii. Growing spaces including allotments, community orchards and larger gardens; and</p> <p>ix. Holistic integrated surface water management systems (EN10).</p>	
<p>KP 17: Built Heritage</p> <p>Archaeology and ACS Areas SPG</p>	<p>Cardiff's distinctive heritage assets will be protected, managed and enhanced, in particular the character and setting of its Scheduled Ancient Monuments; Listed Buildings; Registered Historic Landscapes, Parks and Gardens; Conservation Areas; Locally Listed Buildings and other features of local interest that positively contribute to the distinctiveness of the city.</p>	<p>There are no Scheduled Ancient Monuments, listed buildings, Registered Historic Landscapes, parks and gardens and other features on site and the site is not within a Conservation Area.</p> <p>Chapter 14 of the Environmental Statement and the Technical Appendix has considered the impact of the development on 13 identified heritage assets and concludes that with mitigation, the impact is negligible.</p> <p>In respect of Archaeology, a geophysical survey, prior to the commencement of development is recommended in order to inform further mitigation.</p>
<p>KP:18: Natural Resources</p> <p>Managing Transportation Impacts SPG – January 2017</p>	<p>In the interests of the long-term sustainable development of Cardiff, development proposals must take full account of the need to minimise impacts on the city's natural resources and minimise pollution, in particular the following elements:</p> <p>i. Protecting the best and most versatile agricultural land;</p> <p>ii. Protecting the quality and quantity of water resources, including underground surface and coastal waters;</p>	<p>The site is allocated within the LDP for residential development.</p> <p>(i) The majority of the site is sub grade 3A agricultural land quality. However this is now isolated piece of agricultural land surrounded by development. The issue of the protection of BMV agricultural</p>

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	<p>iii. Minimising air pollution from industrial, domestic and road transportation sources and managing air quality; and</p> <p>iv. Remediating land contamination through the redevelopment of contaminated sites.</p>	<p>land was fully considered during the planning application process for the development of the surrounding land and during the consideration of the LDP.</p> <p>(ii) A sustainable Urban Drainage Solution to the drainage of the site is proposed which will protect the quality and quantity of water resources.</p> <p>(iii) The proposed development locationally and through measures put in place on site seeks to minimise air pollution from domestic transportation through the presence of alternatives modes of travel.</p> <p>(iv) The site is not contaminated and has not been previously developed.</p>
<p>H3: Affordable Housing Planning Obligations SPG – January 2017</p>	<p>The Council will seek 20% affordable housing on Brownfield sites and 30% affordable housing on Greenfield sites in all residential proposals that:</p> <p>i. Contain 5 or more dwellings; or</p> <p>ii. Sites of or exceeding 0.1 hectares in gross site area; or</p> <p>iii. Where adjacent and related residential proposals result in combined numbers or site size areas exceeding the above thresholds, the Council will seek affordable housing based on the affordable housing target percentages set out above.</p> <p>Affordable housing will be sought to be delivered on-site in all instances unless there are exceptional circumstances.</p>	<p>The applicant acknowledges this policy. The mix and type of affordable housing will be contained within a S106 agreement.</p>
<p>EN3: Landscape</p>	<p>Development will not be permitted that would cause unacceptable harm</p>	<p>Chapter 10 and the associated Technical</p>

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<p>Protection</p>	<p>to the character and quality of the landscape and setting of the city. Particular priority will be given to protecting, managing and enhancing the character and quality of the following Special Landscape Areas:</p> <ul style="list-style-type: none"> i. St Fagans Lowlands and the Ely Valley; ii. Garth Hill and Pentyrch Ridges; iii. Fforest Fawr and Caerphilly Ridge; iv. Wentloog Levels; and v. Flat Holm. <p>A landscape assessment and landscaping scheme will be required for significant development proposals.</p>	<p>appendix considers the Landscape and Visual Impact of the development.</p>
<p>EN6: Ecological Networks and Features of Importance for Biodiversity</p> <p>Green Infrastructure SPG Ecology & Biodiversity Technical Guidance Note Trees And Development Technical Guidance Note - Nov 2018</p>	<p>Development will only be permitted if it does not cause unacceptable harm to:</p> <ul style="list-style-type: none"> i. Landscape features of importance for wild flora and fauna, including wildlife corridors and ‘stepping stones’ which enable the dispersal and functioning of protected and priority species; ii. Networks of importance for landscape or nature conservation. <p>Particular priority will be given to the protection, enlargement, connectivity and management of the overall nature of semi natural habitats. Where this is not the case and the need for the development outweighs the nature conservation importance of the site, it should be demonstrated that there is no satisfactory alternative location for the development and compensatory provision will be made of comparable ecological value to that lost as a result of the development.</p>	<p>Chapter 9 of the Environmental Impact assessment and the associated Technical Appendices along with Chapter 11 together identify, and provide mitigation strategies such that the proposed development with mitigation will not cause unacceptable harm to those habitats identifies.</p>
<p>EN 7 : Priority Habitats and Species</p> <p>Green Infrastructure SPG Ecology & Biodiversity Technical Guidance Note Trees And Development</p>	<p>Development proposals that would have a significant adverse effect on the continued viability of habitats and species which are legally protected or which are identified as priorities in the UK or Local Biodiversity Action Plan will only be permitted where:</p> <ul style="list-style-type: none"> i. The need for development outweighs the nature conservation importance of the site; ii. The developer demonstrates that there is no satisfactory alternative location for the development which avoids nature conservation impacts; 	<p>Chapter 9 of the Environmental Impact assessment and the associated Technical Appendices along with Chapter 11 together identify, and provide mitigation strategies such that the proposed development with mitigation will not cause unacceptable harm to those priority habitat and species identified.</p>

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<p>Technical Guidance Note - Nov 2018</p>	<p>and iii. Effective mitigation measures are provided by the developer. Where harm is unavoidable it should be minimised by effective mitigation to ensure that there is no reduction in the overall nature conservation value of the area. Where this is not possible compensation measures designed to conserve, enhance, manage and, where appropriate, restore natural habitats and species should be provided.</p>	
<p>EN8: Hedgerows and Trees Green Infrastructure SPG Trees And Development Technical Guidance Note - Nov 2018</p>	<p>Development will not be permitted that would cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value, or that contribute significantly to mitigating the effects of climate change.</p>	<p>The proposed development retains all grade B trees and except where access is proposed retains hedgerows. Replacement hedgerow is proposed at a ratio of 1:3. The retention of a green buffer against the hedgerows is proposed. The proposed development introduces a tree lined Main Spine Road across the site. The retention and expansion of these habitats has been informed by ecological surveys. The proposed sustainable drainage basins provide the opportunity for the introduction of new planting in line with SUDS /SABs requirement and appropriate to wetted basins</p>
<p>EN9: Conservation of the Historic Environment Archaeology and ACS Areas SPG</p>	<p>Development relating to any of the heritage assets listed below (or their settings) will only be permitted where it can be demonstrated that it preserves or enhances that asset's architectural quality, historic and cultural significance, character, integrity and/or setting. i. Scheduled Ancient Monuments; ii. Listed Buildings and their curtilage structures; iii. Conservation Areas; iv. Archaeologically Sensitive Areas; v. Registered Historic Landscapes, Parks and Gardens; or vi. Locally Listed Buildings of Merit and other historic features of interest</p>	<p>There are no Scheduled Ancient Monuments, listed buildings, Registered Historic Landscapes, parks and gardens and other features on site and the site is not within a Conservation Area. Chapter 14 of the Environmental Statement and the Technical Appendix has considered the impact of the development on 13 identified heritage assets and concludes that the impact is negligible.</p>

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	that positively contribute to the distinctiveness of the city.	In respect of Archaeology, a geophysical survey, prior to the commencement of development is recommended in order to inform further mitigation .
EN10: Water Sensitive Design Cardiff Residential Design Guide – January 2017 SPG Green Infra Structure SPG and supporting TGNs November 2018	Development should apply water sensitive urban design solutions (the process of integrating water cycle management with the built environment through planning and urban design). To include the management of: i. Water demand and supply; ii. Waste water and pollution; iii. Rainfall and runoff; iv. Watercourses and water resource; v. Flooding; and vi. Water pathways.	The proposals incorporate Sustainable Urban Drainage including the introduction of 2 large basin on the site together with appropriate wetted basin planting. These provide an important green space and further enhance green infra structure on site. The basins are required to be at the lowest points of the site and are located at north east and western boundaries. Chapter 13 of the Environmental Statement and its associated technical appendices fully consider management of water.
EN12: Renewable Energy and Low Carbon Technologies	Development proposals are required to maximise the potential for renewable energy. The Council will encourage developers of major and strategic sites to incorporate schemes which generate energy from renewable and low carbon technologies. This includes opportunities to minimise carbon emissions associated with the heating, cooling and power systems for new development. An independent energy assessment investigating the financial viability and technical feasibility of incorporating such schemes will be required to support applications.	The details of renewable energy have not been considered as part of this outline application.
EN13: Air, Noise, Light Pollution and Land Contamination	Development will not be permitted where it would cause or result in unacceptable harm to health, local amenity, the character and quality of the countryside, or interests of nature conservation, landscape or built	Chapter of the Environmental Statement considers noise. It particularly considers the suitability of the site in the context of

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<p>Managing Transportation Impacts SPG – January 2017</p>	<p>heritage importance because of air, noise, light pollution or the presence of unacceptable levels of land contamination.</p>	<p>surrounding noise sources and the impact of the development on existing residential development. Subject to mitigation in the form of</p>
<p>T1: Walking and Cycling Managing Transportation Impacts SPG – January 2017</p>	<p>To enable people to access employment, essential services and community facilities by walking and cycling the Council will support developments which incorporate:</p> <ul style="list-style-type: none"> i. High quality, sustainable design which makes a positive contribution to the distinctiveness of communities and places; ii. Permeable and legible networks of safe, convenient and attractive walking and cycling routes; iii. Connections and extensions to the Cardiff Strategic Cycle Network and routes forming part of the Cardiff Walkable Neighbourhoods Plan; iv. Measures to minimise vehicle speed and give priority to pedestrians and cyclists; v. Safe, convenient and attractive walking and cycling connections to existing developments, neighbourhoods, jobs and services; vi. Infrastructure designed in accordance with standards of good practice including the Council’s Cycling Design Guide; vii. Supporting facilities including, signing, secure cycle parking and, where necessary, shower and changing facilities; and viii. The provision of Car-Free Zones. 	<p>The proposed development provides a north south pedestrian cycle route which links with that being provided by Persimmon to the north of the site. Pedestrian and cycle routes are also provided to Bridge road to the west and to Church Road to the north East. All proposed footways and cycle ways will be to a high standard.</p> <p>The site benefits from excellent pedestrian and cycle links with Cardiff Gate Retail Park and Cardiff Gate business Park via Bridge Road and St Mellons Road to the west of the site.</p>
<p>T5: Managing Transport Impacts Managing Transportation Impacts SPG – January 2017</p>	<p>Where necessary, safe and convenient provision will be sought in conjunction with development for:</p> <ul style="list-style-type: none"> i. Pedestrians, including people with prams and/or young children; ii. Disabled people with mobility impairments and particular access needs; iii. Cyclists; iv. Powered two-wheelers; v. Public transport; vi. Vehicular access and traffic management within the site and its vicinity; vii. Car parking and servicing; 	<p>The proposed development provides suitable access for all modes of transport. This is addressed in the Design and Access Statement and the transportation Assessment that accompanies the application.</p>

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	viii. Coach parking; and ix. Horse-riders.	
C5: Provision for open space, outdoor recreation, children’s play and sport Planning Obligations SPG – January 2017	Provision for open space, outdoor recreation, children’s play and sport will be sought in conjunction with all new residential developments. This policy is aimed at securing the provision or improvement of open space and other appropriate outdoor recreation and sport in conjunction with all new residential developments over 8 units and on site provision of functional open space in conjunction with all new residential developments over 14 units. The appropriate amount of multi-functional green space is based on a minimum of 2.43 hectares of functional open space per 1,000 projected population. All other open space provision will be in addition to the provision of multi-functional green space	The proposed development provides for informal open space and has the scope to provide for formal children’s play if required. There is formal and informal open space located close to the site – to the south of Mortimer Ave immediately to the south of the site and to the north immediately north of the PRoW. Any off site contribution towards open space will be the subject of discussions with officers during the application process and secured by way of a S106 agreement.
C6: Health Cardiff Residential Design Guide – January 2017 SPG Planning for Health and Wellbeing SPG – November 2017	Priority in new developments will be given to reducing health inequalities and encouraging healthy lifestyles through: i. Identifying sites for new health facilities, reflecting the spatial distribution of need, ensuring they are accessible and have the potential to be shared by different service providers; and ii. Ensuring that they provide a physical and built environment that supports interconnectivity, active travel choices, promotes healthy lifestyles and enhances road safety	The strategic site and the application site encourage healthy lifestyles through emphasis on walking and cycling, access to the countryside via the Rhymney Trail and other public Rights of way in close proximity to the site. The feature of allotments and community orchard on the strategic site will also directly contribute to this aim.
C7: Planning for Schools Planning Obligations SPG – January 2017	Where a need has been identified for new and improved school facilities as a result of development, the Council will seek contributions towards the cost of additional education provision. Negotiated contributions will be fairly and reasonably related in scale and kind to the proposed development. Where appropriate on site provision will be required. Development of nursery, primary, secondary and sixth form education should: i. Be well designed, well related to neighbourhood services and amenities, and easily accessible by sustainable transport modes; and ii. Include, where appropriate, provision for other appropriate community	The proposed development will contribute towards the provision of education. The final financial contribution will depend upon the scheme mix and pupil yield. Contributions are required towards English Medium nursery and Primary education, English medium Secondary education, Welsh medium Secondary Education, English Medium Sixth Form, Welsh Medium Sixth Form and Statemented SEN. It is anticipated that the financial contribution

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	uses in addition to their educational use.	towards English medium nursery and primary education will be used to further expand the single entry primary school proposed on the St Edeyrns Village site and that the contribution towards English medium secondary education would be towards the provision of a new school on strategic site F
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