

Reader's Way, Rhoose

INTRODUCTION

Vale of Glamorgan Replacement Local Development Plan 2021 – 2036 (RLDP)

SP4 KS3: Land at Readers Way, Rhoose.

Consultation on behalf of PMG Development Ltd.

Background

On the 30th of September 2024 the RLDP Initial Consultation Report was considered and agreed at a meeting of Full Council of the Vale of Glamorgan.

In agreeing the Initial Consultation Report, Full Council endorsed the actions set out within the document and granted approval to use the Preferred Strategy as a basis for progression on to next stage of RLDP preparation, the Deposit Stage.

The Preferred Strategy includes Readers Way, Rhoose as one of the Key Sites (SP4 KS3) which will deliver homes (open market and affordable) and supporting development including retail, commercial, community and formal and informal open space provision.

The Initial Consultation Report includes a commitment to request that the site promoters undertake informal engagement on placemaking with local communities to inform the masterplanning of these sites.

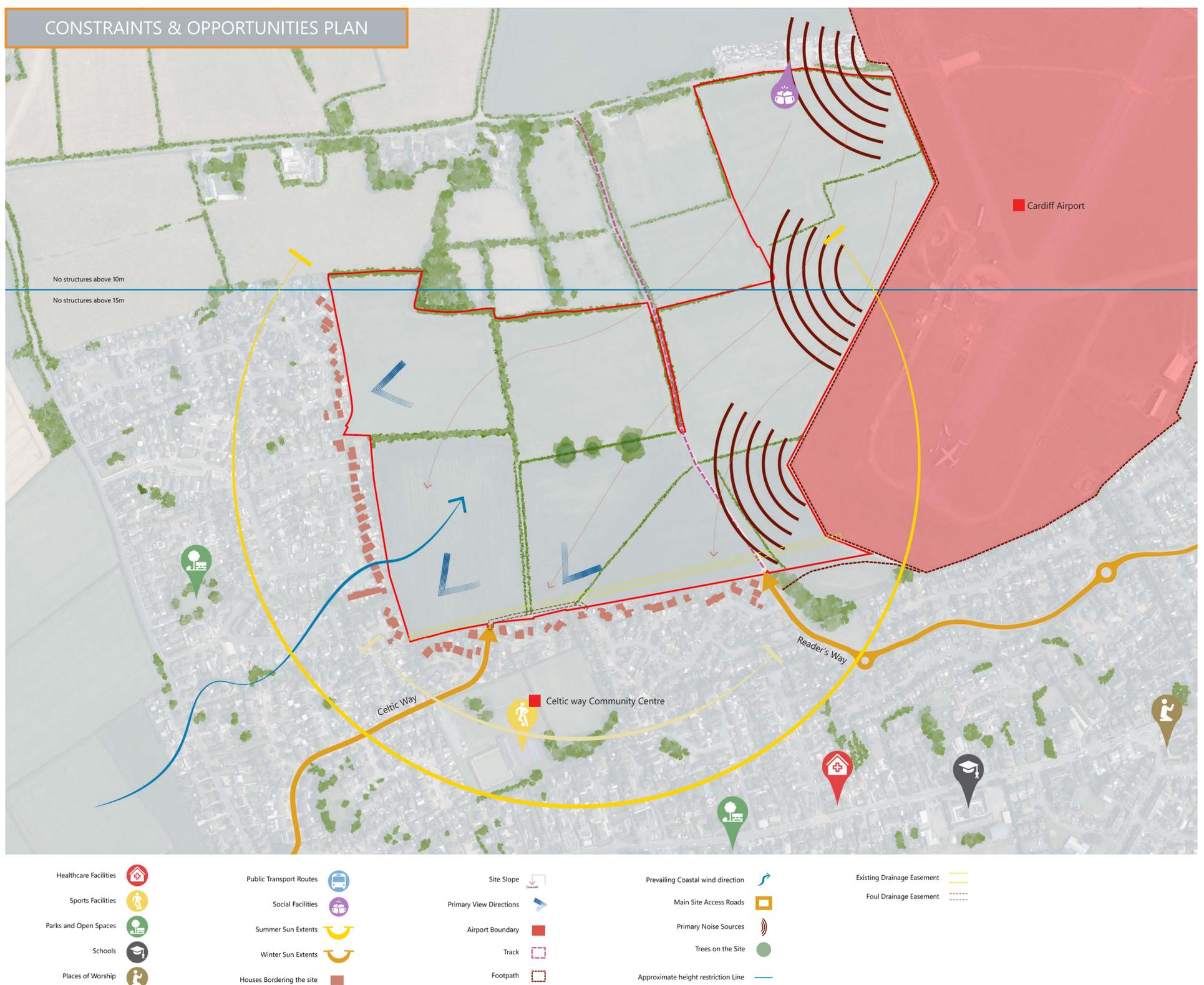
Consultation

This consultation along with an associated Placemaking Event to take place at Celtic Way Community Centre, Rhoose on 23rd October 2024 between 3.30PM and 7PM provides the community with an opportunity to engage with the promoter PMG Development Ltd

The Council's RLDP Team have emphasised that the purpose of this exercise is not to revisit the principle of developing the site. Instead, the purpose is to gain local insight into the site and understand priorities and concerns about it. In this knowledge, where possible, PMG Development Ltd will be able to respond proactively to key issues. Placemaking involves working collaboratively across sectors and disciplines to comprehensively consider the future development of distinctive and vibrant places. A key component of Placemaking is involving the community so that the site's context, character, heritage and culture can be understood.

Topics that comments would be welcomed on include: the local highway network, public open space provision, proposed end uses for mixed use units, important local cultural and heritage issues, important local social activities (e.g. sports clubs etc) and environmental risks and opportunities such as flooding and ecology.

The information on the following boards sets out the site analysis undertaken to establish the Deposit Stage Masterplan as well as some more detailed information regarding the proposed development parameters. We welcome your feedback.



Reader's Way, Rhoose

GREEN INFRASTRUCTURE - EXISTING

Existing GI

- Existing green infrastructure elements such as trees, hedgerows and woodland at the site boundary are to be retained with appropriate buffer zones / ecotones to built development.
- The open space at Readers Way Pond to the southeast of the site is a Site of Importance for Nature Conservation (SINC). A wide buffer zone will be provided adjacent to the SINC within which biodiversity enhancement will be a priority.
- The existing footpath to the east of the site would be retained and connected into a network of routes within the site which pass through green infrastructure. New footpaths and cycle routes would connect to the retained footpath and surrounding access points and play spaces.
- The public footpath to the north is an important link between Rhoose, Port Road and the Highwayman Inn.



Existing Site Photographs:



View 1 - Public Open Space South East of Site



View 2 - From LDFP E looking South West



View 3 - From LDFP E looking W



View 4 - From Port Road Looking South East



View 5 - From Readers Way looking North



View 6 - From Celtic Way looking North

Reader's Way, Rhoose

PROPOSED MASTERPLAN

Masterplan

The Illustrative Masterplan for the Land at Readers Way is envisaged to be an exemplar development with high standards of design. It will embrace sustainability and placemaking principles and integrate with the existing community whilst meeting The Vale of Glamorgan's strategic ambitions.

It will deliver benefits for the new and existing communities which will extend to future generations, providing and supporting new facilities whilst meeting a significant proportion of the area's housing needs

PROPOSED STAGE 2 MASTERPLAN



DEVELOPMENT

1. Potential Local Centre including anchor retail store and cafe.
2. Potential Extra Care / Supported Living / Over 55's accommodation.
3. Higher density housing along main spine road and to form gateway into the site.
4. Medium density housing to form body of site.
5. Low density housing to existing housing and rural edges.
6. Potential Landmark buildings at key points and junctions.

ACCESS

1. Primary vehicle access via Readers Way.
2. Secondary vehicle access via Celtic Way.
3. Pedestrian / Cycle active Travel Route to Port Road.
4. Network of new paths and trim trails to encourage informal recreation around residential edges.
5. Public Open Space incorporating circular walking routes.

LANDSCAPE

1. Retained / enhanced areas of hedgerow.
2. Attenuation basins surrounded by new and retained planting.
3. Community civic space at the centre of the development.
4. Incidental public open space incorporating natural play opportunities.
5. Accessible parkland open space with potential sports pitches.

ECOLOGY

1. Green Infrastructure design lead by delivering ecological connectivity.
2. Extensive eastern green buffer to airport.
3. Provision of great crested newt foraging pond.
4. Offset buffer zones to existing landscape features.

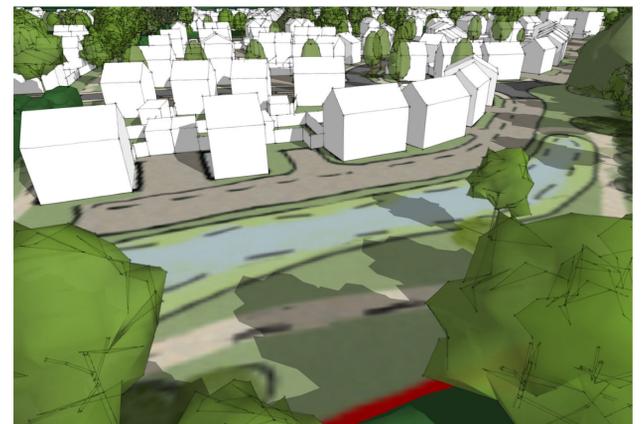
Indicative Massing Images:



VIEW 1 - Main Spine Road to Key Space



VIEW 2 - Main Civic Space



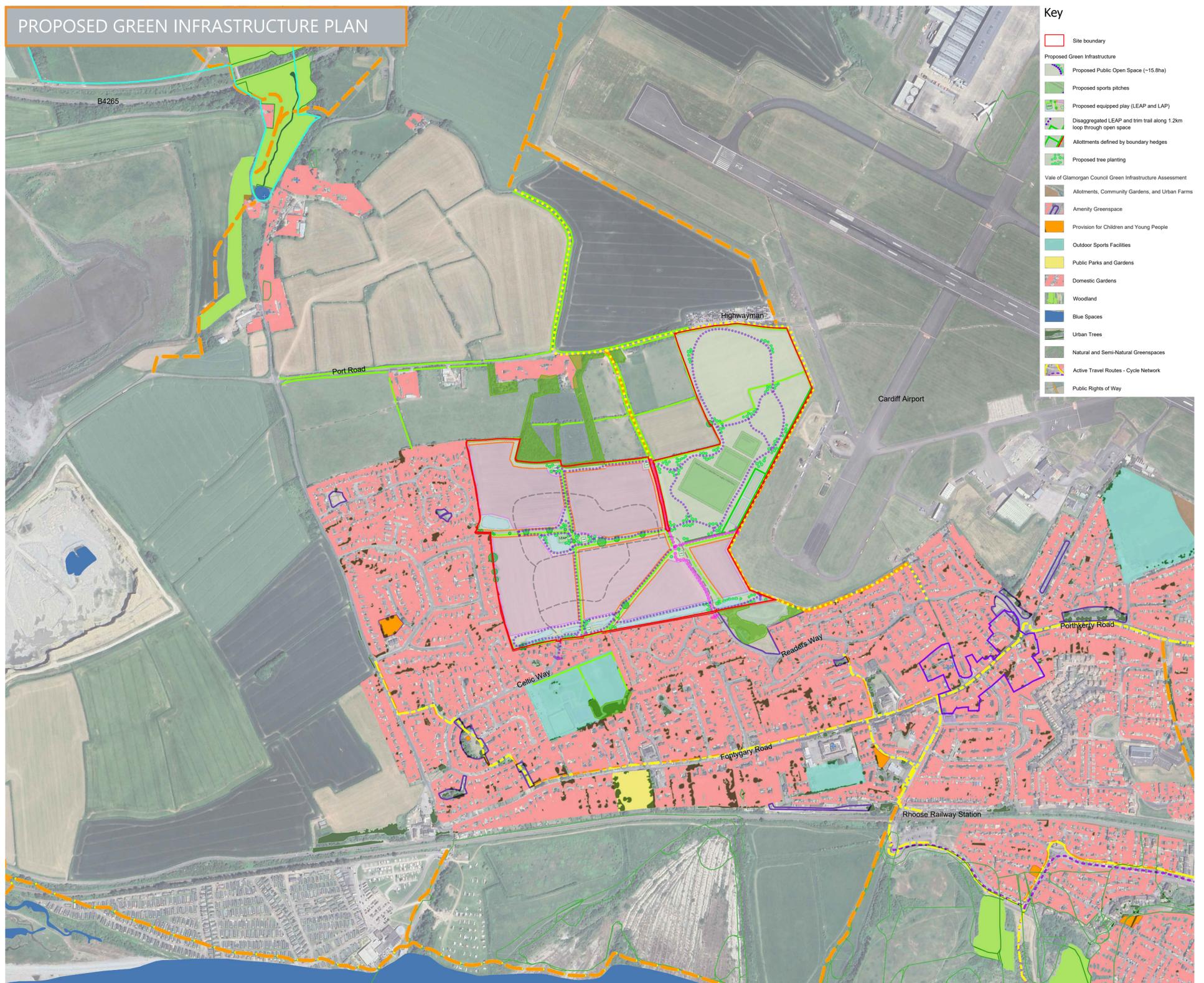
VIEW 3 - Integration of Green Infrastructure and Drainage Strategy

Reader's Way, Rhoose

GREEN INFRASTRUCTURE - PROPOSED

Proposed GI

- The Landscape Strategy reflects the Stepwise approach, in accordance with Planning Policy Wales and as referenced within the Vale of Glamorgan Green Infrastructure Strategy.
- Proposed SuDS features such as swales would be planted with grass species suitable for wet and dry conditions to enhance biodiversity and to create new habitats.
- Rain gardens incorporated along streets, which would be planted with trees, shrub and perennial planting to provide seasonal and visual interest.
- New hedgerow planting is proposed to infill existing gaps along field boundaries and to connect existing and proposed green infrastructure elements within the site and surrounding context.
- New tree planting is proposed alongside field boundaries. Street tree planting is also proposed to create a pleasant living environment with seasonal and biodiversity interest.
- Front gardens would be planted with a range of shrubs that provide seasonal and biodiversity interest. Rear gardens could include fruit trees and species-rich grassland mixed, which would be sourced from local area.
- New informal and landscape-based play would be incorporated throughout the site via a series of Local Area of Play. A Local Equipped Area of Play is proposals in the centre of the site and further play provision is proposed through the green space in the eastern part of the site.



Proposed Green Infrastructure Precedent Images:



Fitness Trail



Landscape Based Play



Planting



Integrated SuDS Features



Street Trees



Wildflower Grassland

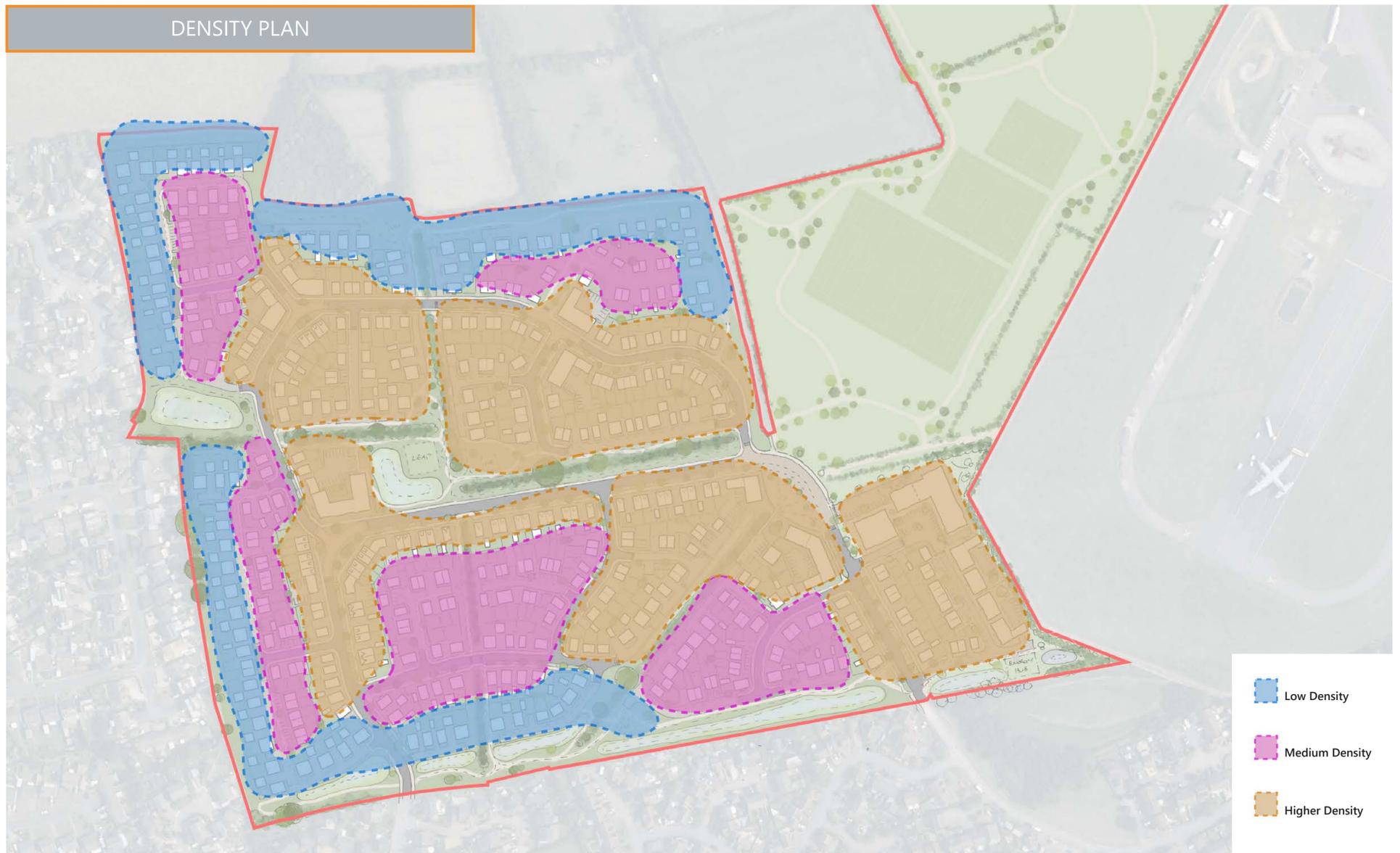
Reader's Way, Rhoose

DENSITY & SCALE

Density and Scale Parameters

Key to the creation of a successful development is establishing parameters that are sympathetic to a sites location.

The plans below sets out the indicative key development parameters of density and scale which has formed the illustrative masterplan. Key considerations were the proximity to existing neighbours, including the airport, as well as the impact of existing and proposed green infrastructure features.

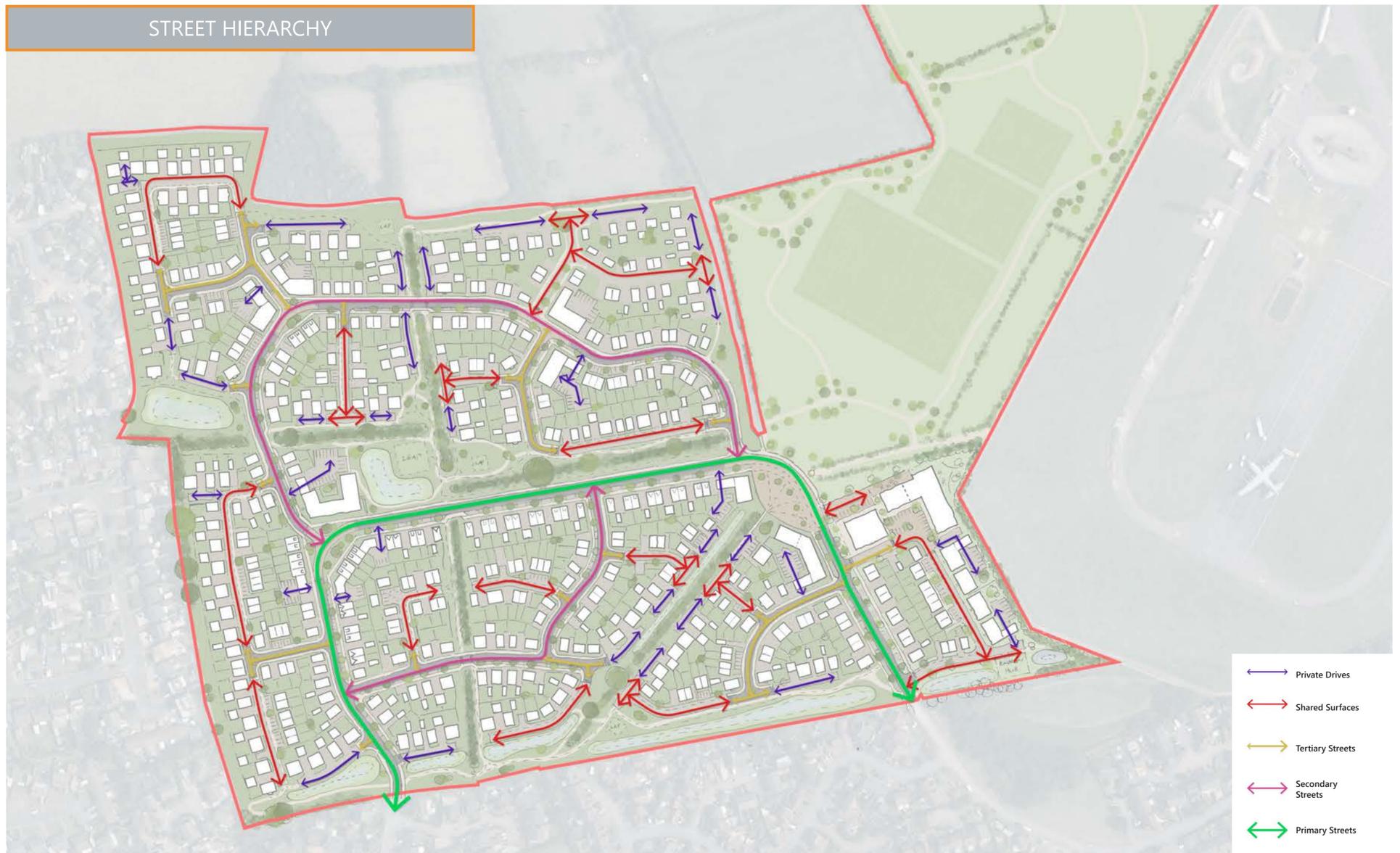


Reader's Way, Rhoose

STREET HIERARCHY & TYPOLOGIES

Street Hierarchy

A clear and legible street hierarchy is critical in developing a sustainable walkable neighbourhood with good connectivity for active travel and leisure. The key characteristics of the streetscape will also support distinctiveness legibility and underpin the character of the different parts of the neighbourhood. Each street type has been considered to respond to the masterplan placemaking principles.



Street Typologies



YOUR FEEDBACK

As local residents we want to hear your views on our initial ideas. Please let us know by filling in a feedback form.

Online Form: <https://www.pipcole.co.uk>

All feedback will be considered as we continue to develop the Site.

THANK YOU

WE LOOK FORWARD TO HEARING FROM YOU!