

COMMITTEE DATE: 28/09/2016

APPLICATION No. **16/01106/MJR** APPLICATION DATE: 10/05/2016

ED: **LLANRUMNEY**

APP: TYPE: Full Planning Permission

APPLICANT: Wates

LOCATION: LAND AT BRAUNTON CRESCENT AND CLEVEDON ROAD,
LLANRUMNEY, CARDIFF

PROPOSAL: DEVELOPMENT OF 106 DWELLINGS TO THE WEST OF
BRAUNTON CRESCENT AND TO THE NORTH OF
CLEVEDON ROAD (INCLUDING 40 AFFORDABLE UNITS
COMPRISED OF 18 APARTMENTS AND 22 HOUSES),
ASSOCIATED LANDSCAPING, LAND RE-PROFILING,
ACCESS AND HIGHWAYS WORKS, IMPROVEMENTS TO
ADJOINING PARKLAND, NEW FOOTPATHS AND POND

RECOMMENDATION 1 : That, subject to relevant parties entering into a binding legal agreement with the Council under the provisions of **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this Resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in Section 9 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. The consent relates to the following approved plans and documents attached to and forming part of this planning application:

Plans:

3510_PA_001	Site Location Plan
3510_PA_003	Site Layout Plan (Revision B)
3510_PA_004	Site Levels Plan (Rev. B)
3510_PA_005	Site Layout Plan Colour
3510_PA_100	House Type A–General Arrangement and Elevations (Rev. B)
3510_PA_101	House Type B–General Arrangement and Elevations (Rev. B)
3510_PA_102	House Type C1–General Arrangement and Elevations (Rev. B)
3510_PA_103	House Type C2–General Arrangement and Elevations (Rev. B)
3510_PA_104	House Type D1–General Arrangement and Elevations (Rev. B)
3510_PA_105	House Type D2–General Arrangement and Elevations (Rev. B)

3510_PA_110	Apartment Block A – General Arrangement Plans
3510_PA_111	Apartment Block B – General Arrangement Plans
3510_PA_112	Apartment Block C – General Arrangement Plans
3510_PA_113	Apartment Block A – Elevations (Revision A)
3510_PA_114	Apartment Block B – Elevations (Revision A)
3510_PA_115	Apartment Block C – Elevations (Revision B)
3510_PA_200	Street Elevations (Revision A)
3510_PA_201	Site Section (Revision A)
3510_PA_301	Boundary Details
3510_PA_401	Clevedon Road (Revision A)
3510_PA_403	Braunton Apartments (Revision A)
16-20-PL-201 to 08	Planting Plan Sheet 1-8 (Revision A)
16-20-PL-209	Planting Plan Sheet 9 (Revision 0)
16-20-PL-210	Tree Planting Strategy (Revision A)
CAM-GAC-102	Braunton Cresc. drainage plan, Sheet 1 of 2 (Rev.P5)
CAM-GAC-103	Braunton Cresc. drainage plan, Sheet 2 of 2 (Rev.P5)
CAM-GAC-104	Clevedon Road drainage plan, sheet 1 of 3 (Rev P5)
CAM-GAC-105	Clevedon Road drainage plan, sheet 2 of 3 (Rev P4)
CAM-GAC-106	Clevedon Road drainage plan, sheet 3 of 3 (Rev P3)

Documents:

CC1581-REP01-B Flood Consequence Assessment and Drainage strategy
Braunton Crescent, Tree Constraints Plan, July 2014
Braunton Crescent, Pre-development Tree Survey and Assessment, July 2014
Clevedon Road, Tree Constraints Plan, July 2014
Arboricultural Method Statement, May 2016
Arboricultural impact assessment, TDA.2213.01 (A), Drawing amended, July 2016
Soil Resource Survey and Soil Resource Plan, (01) July 2016

Reason: The plans and documents form part of the planning application and for the avoidance of doubt.

3. Prior to commencement of development, a scheme of construction management for all parts of the development including the sustainable drainage features in the public open space, shall be submitted to and approved by the Local Planning Authority to include: details of satisfactory traffic management measures during construction; convenient pedestrian, cycle and vehicular access; construction traffic routes; site hoardings; site access; storage of plant and materials used in constructing the development; wheel washing facilities; measures to

control the emission of dust and dirt during construction; adequate mitigation measures to prevent silt running off-site and into any nearby watercourses; adequate measures to separate clean water from contaminated water on site to ensure only clean surface water drains into any nearby watercourses; details of parking of vehicles for contractors; site operatives and visitors; and a scheme for recycling/disposing of waste resulting from construction works.

The approved scheme shall be adhered to throughout the construction period. Further guidance on pollution prevention can be found on the NetRegs website.

Reason: In the interests of highway safety and public amenity and to prevent damage to drainage and soil structure within the public open space.

4. The developer shall not permit any part of the public open space to be used as a builder's compound for temporary buildings, storage area, parking area or access road during the construction of the development unless the Developer receives written consent of the Council and where the Developer provides in advance :a detailed plan showing location and size of compound, with accompanying vehicle routes, a plan demonstrating how the compound can operate safely taking into account public use of the open space, a detailed specification showing how the areas used for a compound and vehicle access will be restored to a free draining condition equivalent or better than existing, to support long term public use of the open space.

The approved scheme shall be adhered to throughout the construction period.

Reason: In the interests of highway safety and public amenity and to prevent damage to drainage and soil structure within the public open space.

5. Post demolition and prior to the commencement of the construction phase of the development, an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person * in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

- (i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source,

- pathway, and receptor linkages;
- (ii) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;
 - (iii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
 - (iv) an assessment of the potential risks to:
 - human health,
 - groundwaters and surface waters
 - adjoining land,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - ecological systems,
 - archaeological sites and ancient monuments; and
 - any other receptors identified at (i);
 - (v) an appraisal of remedial options, and justification for the preferred remedial option(s).

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.

6. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

7. The remediation scheme approved by condition (6) must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

Reason : To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

9. Any topsoil (natural or manufactured), or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

10. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential

contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced.

11. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.
Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

12. No development shall take place until a comprehensive Drainage Scheme that follows the principles set out on the approved drawings, indicating how disposal of foul sewerage, surface water and land drainage run off from the site will be dealt with, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a plan showing which parts of the application site relate to each site and shall show that foul flows be communicated with the public foul sewer. The scheme shall include the results of an assessment of the potential of the site for disposing of surface water by means of a sustainable drainage system.

Surface water flows from both parcels shall connect to the public surface water sewer at manhole reference ST21809602 and a new manhole slightly upstream of ST21809602 and drain through an attenuation devise that discharges at a rate not exceeding 10 l/s from Braunton Crescent and 18 l/s from Clevedon Road.

Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. Provide information about the design storm period and intensity, the method employed to delay and control the surface water and land drainage run off from the site and the measures taken to prevent pollution of the receiving ground water and/or surface waters;
- ii. Include a period for its implementation; and
- iii. Provide a drainage management and maintenance plan which shall include the arrangements for adoption by any public body or statutory undertaker and any other arrangements to secure the

operation of the scheme throughout its lifetime.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

13. Prior to commencement of development, the positions of the public sewers shall be accurately located and marked out on site. Should the approved landscaping scheme be materially affected by the accurate marking out of public sewers, other utilities or SUDS solutions, an amended landscaping scheme shall be submitted to LPA for approval. Thereafter no part of any building or structure will be permitted within 3 metres either side of the centreline of each public sewer up to an including 300mm and 5 metres either side of the centreline of each public sewer greater than 300mm internal diameter. Any detailed scheme submitted as part of condition (12) shall account for the location of the proposed underground attenuation storage for Clevedon Road and its relation to the existing public sewers. No structures shall be carried out within 3 metres either side of the 225mm public foul sewer or 6 metres either side of the 675mm public surface water sewer.

Reason: To protect the integrity of the public sewer and to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

14. The drainage scheme shall be implemented in accordance with the approved details prior to the occupation of any building on the site and shall be maintained and retained in perpetuity, and no further surface water and land drainage run off shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To ensure the efficient operation of the sustainable drainage feature.

15. No development shall commence until full details of soft landscaping (including knee rail and any associated hard landscaping features) have been submitted to and approved in writing by the Local Planning Authority as follows:-

- Scaled tree pit sectional and plan drawings for housing areas and public open space.
- A strategy and details for delivering five trees outside the re-line boundary in the public open space, to the north-west of the site;
- Topsoil and subsoil specification.
- Planting methodology and 5 year post-planting aftercare methodology for any non-adopted public area planting.
- Detailed plans and sections of existing and proposed levels between the development site and adjacent open space
- Landscaping implementation programme.
- Details of sufficient quality trees through procurement.

The details shall be consistent with other plans submitted in support of the application and the landscaping shall be carried out in accordance

with the approved design and implementation programme.

Reason: To enable the Local Planning Authority, to determine that the proposals will maintain and improve the amenity of the area, to monitor compliance and to ensure that new trees planting in the open space comply with the quality required for long term healthy growth.

16. All planting, seeding, turf-laying and paving shown on the approved plans shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is sooner.

Any retained or newly planted trees or plants in any non-adopted public areas which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or (in the opinion of the Local Planning Authority) otherwise defective, shall be replaced in the planting season following their death with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity.

17. Unless otherwise agreed in writing with the LPA, no development shall take place that does not accord with the approved Soil Resource Plan, including the monitoring of soil stripping and storage, subsoil preparation, topsoil preparation and placement, tree pit construction, and topsoil amelioration by a qualified soil scientist, and including the production of auditable site monitoring reports to be made available to the LPA on completion of each stage.

Reason: To ensure that soil resources are re-used sustainably and to maximise their functionality in supporting the approved soft landscaping.

18. No equipment plant or materials shall be brought onto the site for the purpose of development until the position of the development boundary and adjoining open space have been set out on site and agreed in writing following a site meeting.

Reason: To ensure that the boundary agreed within the design process is reflected on site.

19. No tree planting shall take place within the existing public open space until a meeting has taken place with a representative from Cardiff Council Parks Services to agree final locations and methods of working, including health and safety, with approval given in writing.

Reason: To ensure that tree planting in the open space is implemented in accordance with the agreed plan and minor adjustments to locations can be made in order to avoid any long term maintenance issues.

20. Prior to the commencement of development a scheme of highway improvements to include, but not be limited to: the reconstruction of the

frontage footways of both Braunton Crescent and Clevedon Road; the resurfacing of the footpath to the west of unit 106; drop kerbs to link to the footpath to the open space at Fishponds Road (outside the red-line boundary as indicated on Drainage Plans), shall be submitted to the LPA for approval and implemented prior to the beneficial occupation of any of the new dwellings hereby approved'.

Reason: To ensure an orderly form of development.

21. No development shall take place until detailed plans showing the position and form of construction of all roads and footpaths within the site and the method of disposal of all surface water drainage therefrom have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an orderly form of development and to make provision for the satisfactory access to any dwelling by the future occupants.

22. Within six months of occupation of the final dwelling on the site, a scheme for the reinstatement and making good of any damage caused by the developer to the highways, street lighting or drainage shall be submitted to the Local Authority for approval and shall be implemented in accordance with that approval.

Reason: To ensure an orderly form of development.

23. The car parking spaces for each dwelling as shown on the approved plans shall be provided prior to the occupation of that dwelling and thereafter shall be maintained and shall not be used for any purpose other than the parking of vehicles.

Reason: To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway.

24. No occupation of apartments shall take place until details showing the provision of cycle parking spaces have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.

Reason: To ensure that adequate provision is made for the secure parking of cycles.

25. No dwelling shall be occupied until that part of the road and footpath which provides access to it and all surface water drainage works for the said road have been laid out, constructed and completed (except for the final surfacing) in accordance with the approved plans.

Reason: To ensure an orderly form of development and to make provision for satisfactory access to the dwelling by the future occupants.

26. No development shall take place until details of the junction between the proposed access road and the highway have been submitted to and approved in writing by the Local Planning Authority. Those details shall be implemented prior to the development being put into beneficial use.

Reason: To ensure that the use of the proposed development does not

interfere with the safety and free flow of traffic passing along the highway abutting the site.

27. No clearance of trees, bushes or shrubs is to take place between 1st February and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval will be given if it can be demonstrated that there are no birds nesting in this vegetation immediately (48 hrs) before works commence.

Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

28. The refuse storage facilities shown on the approved plans shall be provided prior to the beneficial occupation of the development and shall thereafter be retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure an orderly form of development.

29. Prior to commencement of superstructure, a comprehensive sample panel of external finishing materials shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the finished appearance of the development is in keeping with the area.

RECOMMENDATION 2 : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 -1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

RECOMMENDATION 3 : Prior to the commencement of development, the developer shall notify the local planning authority of the commencement of development , and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

RECOMMENDATION 4 : Given that the Council is the joint developer in this instance, formal legal agreements under Sections 38 and 278 of the Highways Act 1980 will not be entered into. The associated technical approval procedures will still be required and will have to be concluded to order to discharge relevant conditions. The approval of the Operational Manager, Infrastructure & Operations will need to be secured prior to undertaking any works within the adopted public highway.

Permission from Highways will be needed for the temporary closure of the footways fronting both sites during construction (via Highways@cardiff.gov.uk).

RECOMMENDATION 5 : Refer to the general conditions from Wales and West Utilities to be observed for the protection of apparatus and the prevention of disruption to gas supplies in the letter dated 6.6.16. WWU note that their apparatus maybe at risk during construction works and require the developer to contact them before any works commence on site.

RECOMMENDATION 6 : Waste Management: Refer to detailed comments from officer dated 7th June 2016 with regards to size of bins, access, types of surfaces, dropped kerbs, types of waste provision, lighting, ventilation, storage containers for houses and apartment blocks etc to meet the Waste Collection and Storage Facilities Supplementary Planning Guidance.

Bulk containers must be provided by the developer/other appropriate agent, to the Councils' specification (steel containers are required where capacity exceeds 240 litres) as determined by S46 of the Environment Protection Act 1990 and can be purchased directly from the Council. Please contact the Waste Management's commercial department for further information on 02920 717504.

RECOMMENDATION 7 : Contamination and unstable land advisory notice: The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;
 - Unprocessed / unsorted demolition wastes.
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

RECOMMENDATION 8 : Fire Service: The developer should consider the need for the provision of adequate water supplies on the site for firefighting purposes (in discussion with Welsh Water; and access for emergency firefighting appliances. Refer to detail in letter.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The application is amongst the first of several forthcoming applications within Phase 1 of the Council's Housing Partnership Programme (HPP) with Wates Living Space Homes. The aim of the HPP is to build around 1500 sustainable, high quality homes across 40 Council owned sites within Cardiff. Overall, the programme will deliver 40% affordable homes across the portfolio of sites with the remaining dwellings being open market sale.
- 1.2 This application seeks full planning permission for 106 residential dwellings (including 40 affordable units), landscaping, access and highway works, parkland improvements, new footpaths and retention basin.
- 1.3 The 40 affordable units are comprised of 18 apartments (9no. one-bedroom apartments and 9no. two-bedroom apartments) and 22 houses (16no. two-bedroom houses and 6no. three-bedroom houses). There are a further 66 dwellings for open market sale, comprising of 9 apartments (9no. two-bedroom apartments) and 57 houses (8no. two-bedroom houses and 49no. three-bedroom houses). The majority of the houses are set in semi-detached configurations with one short terrace of three dwellings. All apartments are contained in three-storey blocks.
- 1.4 The affordable units are designed to DQR, Welsh Housing Quality Standards and Lifetime Homes including specific RNIB specifications.
- 1.5 The houses utilise a combination of three high quality red bricks with bespoke architectural striped patterns and coloured timber panels to the ground floor. All the buildings have pitched rooves; the houses are 2-storeys and the apartment blocks are 3-storeys. The windows are slim-line grey pvc. Recessed porches will be included on open market houses.
- 1.6 Two on-plot parking spaces are included to the side of every semi-detached house (both affordable and open market). One car parking space is provided for every apartment. Visitor car parking is integrated in parking bays within the streets fronting the parkland.
- 1.7 The new residential streets within the site are designed to be a 'homezone' concept in accordance with Manual for Streets. These streets seek to change the way streets operate by reducing the dominance of vehicles and encouraging drivers to behave more accommodatingly towards pedestrians. The design includes meandering routes, narrowing of shared surface widths,

dedicated vehicle passing places, planting beds, trees and changes in surface and colour material.

- 1.8 All existing trees on the site will be lost through development. This has been mitigated for, by means of an extensive planting plan for the site that includes a range of small, medium and large tree planting. Tree planting is located in front gardens, homezone concept streets, and within the parkland area which is currently devoid of any trees.

2. **DESCRIPTION OF SITE**

- 2.1 The application site comprises of two distinct parcels of land for housing and an area of parkland in between with a combined area of 2.33 hectares. The two housing parcels are largely brownfield land located within the Llanrumney ward in the eastern area of the city. The northern part of the site is off Braunton Crescent and the southern is off Clevedon Road. The site is 1km to the east of the River Rumney.
- 2.2 The Parkland is connected to Fishponds Wood. It forms part of a larger area of green infrastructure that extends to the Rhymney River and the south of the city. The parkland mainly consists of open grass and footpaths with few groups of trees around the edges.
- 2.3 This area of the park currently lacks a defining character and the site is not widely utilised in the community for recreation, given the topography and the design. The application site has infringed on the edges of the parkland in order to create a comprehensive development with the compensatory measures of improving the usability, overlooking and the tree planting.
- 2.4 Both of the housing parcels are steeply sloping in two directions. Braunton Crescent has cross-falls of between 2m and 4m across the site, as well as 9m along wide edge the site. Clevedon Road has crossfalls across the site of 1m-2m across the site and 13m along the wide edge of the site.
- 2.5 Braunton Crescent and Clevedon Road previously had a number of Council owned flats and maisonettes constructed of mass concrete which have been demolished as they were in a poor condition and not fit for purpose.

3. **SITE HISTORY**

- 3.1 The demolition of the previous blocks of flats and maisonettes were completed in association with the following applications:
- 3.2 Application 13/01775/DCO –Proposed demolition of 29-127 Braunton Crescent. Recommendation was that prior approval of the demolition of five blocks of flats was not required.
- 3.3 Application 13/01835/DCO – Prior approval granted for demolition works for 12-46 Clevedon Road.

3.4 Pre-application discussions were held with the applicants following appointment of Wates Living Space Homes as the preferred bidder for the Housing Partnership Project.

4. **POLICY FRAMEWORK**

4.1 **NATIONAL PLANNING POLICY**

Planning Policy Wales (PPW) sets out the land use policies of the Welsh Government and is supplemented with Technical Advice Notes (TANs) and Circulars.

4.2 **Planning Policy Wales** (Edition 8, January 2016)

Section 1.2 explains that the purpose of the planning system is to manage the development and use of land in the public interest, contributing to the achievement of sustainable development. It notes that the planning system should reconcile the needs of development and conservation, securing economy, efficiency and amenity in the use of land, and protecting natural resources and the historic environment. It recognises that a well-functioning planning system is fundamental for sustainable development.

PPW has been updated, amongst other things, to take into account the Well-being of Future Generations (Wales) Act 2015, and now includes information on the provisions of the Act, including the seven well-being goals (Fig. 4.1) designed to help ensure that public bodies are all working towards the same vision of a sustainable Wales and the sustainable development principle. This principle requires a defined public body to 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.

Paragraph 4.2.2 states that the planning system provides for a presumption in favour of sustainable development to ensure that social, economic and environmental issues are balanced and integrated, at the same time, by the decision-taker when: taking decisions on individual planning applications.

Paragraph 4.4.3 sets out objectives to contribute to the Well-being of Future Generations Act goals which reflect the Welsh Government's vision for sustainable development and should be considered when determining planning applications.

4.3 **Technical Advice Notes (TANs) and Circulars**

Key TANs and Circulars include:

TAN 1: Joint Housing Land Availability Studies (2015):

TAN 2: Planning and Affordable Housing (2006)

TAN5: Nature Conservation and Planning (2009)

TAN 11: Noise (1997)

TAN 12: Design (2016)

TAN 15: Development and Flood Risk (2004)

TAN 16: Sport, Recreation and Open Space (2009)

TAN 18: Transport (2007)

TAN 21: Waste (2014)

Circular 60/96 'Planning and the Historic Environment: Archaeology'

Circular 61/96 'Planning and the Historic Environment: Historic Buildings'

Circular NAW 20/01 'Planning Controls for Hazardous Substances'

Circular WGC 016/2014 'The Use of Planning Conditions for Development Management'

4.4 **Other Guidance**

Manual for Streets (2007)

Practice Guidance: Planning for Sustainable Buildings (2014)

4.5 **LOCAL PLANNING POLICY**

Cardiff Local Development Plan, 2006-2026 (Examination version, adopted January 2016)

Key policies:

KP1: LEVEL OF GROWTH

KP5: GOOD QUALITY AND SUSTAINABLE DESIGN

KP6: NEW INFRASTRUCTURE

KP7: PLANNING OBLIGATIONS

KP8: SUSTAINABLE TRANSPORT

KP12: WASTE

KP13: RESPONDING TO EVIDENCED SOCIAL NEEDS KP14: HEALTHY LIVING

KP14: HEALTHY LIVING (if Sue comments)

KP15: CLIMATE CHANGE

KP16: GREEN INFRASTRUCTURE

KP18: NATURAL RESOURCES

Detailed policies:

H3: AFFORDABLE HOUSING

EN5: DESIGNATED SITES

EN6: ECOLOGICAL NETWORKS AND FEATURES OF IMPORTANCE FOR BIODIVERSITY

EN7: PRIORITY HABITATS AND SPECIES

EN8: TREES, WOODLANDS AND HEDGEROWS

EN9: CONSERVATION OF THE HISTORIC ENVIRONMENT

EN10: WATER SENSITIVE DESIGN

EN11: PROTECTION OF WATER RESOURCES

EN13: AIR, NOISE, LIGHT POLLUTION AND LAND CONTAMINATION

EN14: FLOOD RISK

T1: WALKING AND CYCLING

T5: MANAGING TRANSPORT IMPACTS

T6: IMPACT ON TRANSPORT NETWORKS AND SERVICES

C3: COMMUNITY SAFETY/ CREATING SAFE ENVIRONMENTS

C4: PROTECTION OF OPEN SPACE

C5: PROVISION FOR OPEN SPACE, OUTDOOR RECREATION, CHILDREN'S PLAY AND SPORT

C6 HEALTH

C7: PLANNING FOR SCHOOLS

W2: PROVISION FOR WASTE MANAGEMENT FACILITIES IN DEVELOPMENT

The application site falls within Cardiff's settlement boundary, as identified on the adopted Cardiff LDP Proposals Map.

4.6 **Supplementary Planning Guidance**

Access, Circulation and Parking Standards (2010)

Affordable Housing (2007)

Cardiff Residential Design Guide (2008)

Trees and Development (2007)

Waste Collection and Storage Facilities (2007)

Biodiversity: Part 1 and 2 (2006)

Community Facilities and Residential Development (2007)

Open Space (2008)

5. **INTERNAL CONSULTEE RESPONSES**

5.1 **Affordable Housing**

The Housing Strategy Officer made the following comments :

This scheme forms part of the Council's Housing Partnership Programme (HPP) which is a partnership between the Housing Development Team and Wates Living Homes. The aim of the HPP is to build around 1,500 mixed tenure, energy efficient, sustainable and high quality homes across c.40 Council owned sites within Cardiff. Sites vary in size from a few dwellings to almost 300. Overall, the programme will provide 40% affordable homes across the portfolio of sites with the remaining dwellings being placed on open market sale by Wates Living Homes.

This planning application is for the proposed new-build developments on sites at Braunton Crescent and Clevedon Road, which will provide a total of 106 dwellings, both houses and apartments and includes 40 new affordable homes for the Council.

In terms of the affordable housing, the proposal is for 40 affordable homes (38%), to be owned by Cardiff Council for social rented accommodation. The mix of the units is:

9 x 1 bed flats

9 x 2 bed flats

16 x 2 bed houses

6 x 3 bed houses

This proposal exceeds the planning policy requirements of 20% on brownfield sites, and we [housing] are fully supportive of this affordable housing scheme.

A proportion of the affordable housing units on the site may be sold by the Council to 1st time buyers as low cost shared equity housing. The low cost shared equity housing units may be offered for sale at a percentage of the Open Market Value, with the residual equity held by the Council. The exact quantum and percentage equity share purchase price is yet to be determined.

5.2 Highways

The highways officer made the following comments:

The proposed development entails the construction of 106 new dwellings – some of which will front onto Braunton Crescent and Clevedon Road with the remainder served by new access roads which are to be constructed to the 'home zone' concept i.e. with vehicles and pedestrians sharing road space and having equal priority, but designed to ensure that vehicle speeds are kept to a minimum (typically 10mph max) to ensure safety.

The supporting Transport Assessment from Pentan demonstrates that the proposed development will generate a total of 76 additional daily vehicle movements, with 29 and 11 of these being in the morning and evening peak hours respectively, and it will therefore have limited impact on the existing highway network in comparison with the pre-existing situation. The development will incorporate some land currently in Parks ownership and I [highways officer] note and welcome the provision of new footpath links within that land which will improve access between the sites and nearby shops/bus stops etc.

The proposed shared surface arrangements have been the subject of pre-application discussions and are supported by a Stage 1 Safety Audit from The Safety Forum.

Amended Landscape Plans: Some revised plans (in terms of minor landscaping, surfacing materials and driveways) have been received and I would comment that the arrangement shown on dwg. no. 3510-PA-005 from Pentan generally reflects previous comments/discussions – though with respect to Clevedon Road I'd comment that the footpath link to the Mount Pleasant Road roundabout isn't ideally located at right angled bend in the new access road. Clearly there are a number of matters of detail to be resolved – though these can be addressed during the course of the technical approval procedure prior to adoption, and in discharge of the previously requested condition regarding the details of the new shared surface access roads.

The construction works will inevitably result in significant damage to the existing frontage footways on Braunton Crescent and Clevedon Road – in terms of damage by large construction vehicles, the construction of the necessary new footway crossovers, and the provision of services etc – as well as damage to the road surfacing.

A condition is requested to ensure that a survey is undertaken before and after development along any roads connected with the development so that a

scheme may be submitted to repair any potential damage to highways, drainage or street lighting caused by construction.

I [highways officer] am generally satisfied that the proposal is acceptable in highway terms and would not object on highway grounds.

5.3 Parks

The Parks Officer gave the following comments:

Original Plans: The cross section 4-4 on the site sections plan shows that the gradient from the housing into the open space is considerably better than earlier design options. It appears to be maintainable with an approximately 1 in 6 to 1 in 7 gradient, which would allow mowing by gang mower or ride-on. The levels will also enable houses to overlook the open space, which is extremely beneficial.

The Parks Officer requested a plan showing planting and street lighting in the homezone concept area to ensure that there won't be any conflicts. This was provided.

Maintenance of the existing POS is currently carried out using a Tractor and Trailer and ideally this should continue. Earlier plans indicated proposed grass mowing regimes within the open space, with some areas of longer wildflower meadow and other regularly mown areas. Discussions within Parks suggest that an area should remain regularly cut within the centre of the open space to allow use as an informal kickabout area, with longer wildflower meadow around this. Grass would also be regularly mown adjacent to the footpaths and property boundaries. For ease of maintenance wildflower areas should be of a reasonably substantial size, rather than many small areas. Trees should also be planted minimum 3m apart to enable access for tractor mowers (this looks to have been achieved).

Overall the tree planting proposals are welcome, with a good range of species. Further discussions will need to take place on the design of the SUDS area. Design of the SUDS area will need to take into consideration maintenance. Any SUDS feature would require a detailed management plan and maintenance schedule.

Amended Plans:

1. Following detailed discussions at pre-application and application stage Parks have no adverse objection to the use of a section of the existing Fishpond Wood POS along the edge of the two developments for incorporation into the housing scheme. This is on the following conditions :
 - a) The area is restricted to that agreed on the land transfer agreement
 - b) The remaining open space suffers no adverse impact during construction of the development, including locating compound or

- c) other construction features on the POS
 - c) New housing is designed to face on to the open space, to provide good natural surveillance of the public open space
 - d) Improvements to the open space, including tree planting, are carried out as part of the development
 - e) The boundary between the open space and housing development is clearly demarcated and the changes in land levels are sufficiently shallow to enable regular maintenance
 - f) New tree planting within the open space is subject to payment of a commuted sum.
 - g) Any changes to the open space, including tree planting, enable an area to be retained for kickabout use
2. The design of the home zone adjacent to the public open space, and proposed tree planting within the POS (including species and positions) has been agreed at application stage. However these will be subject to further discussion and agreement through planning conditions and as part of the S38 Highway agreement.
3. The principle of incorporating a dry basin SUDS area and underground attenuation tanks has been agreed. However these will be subject to further discussion and agreement through planning conditions in order to agree a design that :
- a) ensures the POS remains usable and free draining in most areas
 - b) water will not flow in an unmanaged way from the housing development onto the open space
 - c) the SUDS features will be designed in such a way that enables ease of maintenance
4. Maintenance of Housing Area
If Parks are required to maintain landscape within the development this will also be subject to a commuted sum or preferably for Housing to employ Parks using a service level agreement as currently takes place; the latter would need to take into account loss of existing trees on site which will no longer require maintenance)
5. Planting Beds
The design proposals contain a number of planting beds, including as part of the homezone.
- a) In order to reduce maintenance implications, as many of these as possible need to be linked to individual houses, so that they have 'ownership'
 - b) A conveyancing plan needs to be provided clearly identifying individual ownership of all landscape elements
 - c) A proportion of shrub and herbaceous planting often fails or dies out after a couple of years (for example lavender is being used which can have a relatively short lifespan), so in order to maintain the quality of the homezone or publicly maintained area there needs to be a source of funding for replanting.

Open Space Provision: Based on the information provided on the number and type of units, I (Operational Manager, Parks & Sport) have calculated the additional population generated by the development to be 45.42 (taking into account the population of previous apartments on site). This generates an open

space requirement of 0.11 ha of on-site open space based on the criteria set for Housing accommodation.

As no public open space is being provided on-site, the developers will be required to make a financial contribution towards the provision of open space off-site, or the improvement (including design and maintenance) of existing open space in the locality. Based on the above assessment the contribution payable will be £46,521.

The use of S106 contribution from this development will need to satisfy the current distance requirements set out in the 2008 SPG.

Based on the 2009 Cardiff Council Open Space Survey there is a deficiency in open space provision of 2.52 hectares in the Llanrumney Ward, in which the development is situated (Measured by the Fields in Trust recommended standard of 2.43 hectares per 1000 population). The quality and facilities of existing open spaces also require improvement, with additional capacity to take into account the increased residential population resulting from the development.

5.4 **Ecology**

The ecologist was consulted and no adverse comments were received.

5.5 **Trees**

Original Plans: the Tree Officer provided the following comments:

Implementation of development will require the removal of a large number of existing trees, including x20 of moderate ('B') quality and at least x11 but possibly up to x16 of high ('A') quality.

The residential layout essentially imposed onto the existing tree-scape, with any trees that happen to be left over retained. This approach is understandable to an extent, since the nature of the existing and proposed development is such that a more flexible design may be more difficult to apply.

Accepting that there are overriding design considerations necessitating the removal of such a large number of trees, then there must be provision for acceptable mitigation in terms of new tree planting.

The proposed planting plans certainly achieve this in terms of numbers and species, but it is noted that the great majority of planting will be within POS and highway infrastructure.

I understand that a Soil Resource Survey (SRS) and Plan (SRP) are to be submitted. These should be used to inform the landscaping scheme as necessary, in particular changes to species dependent on prevailing soil conditions and a detailed planting and aftercare methodology, which should include tree pit section and plan views for different site situations. Whilst a

detailed, finalised landscaping scheme, including planting and aftercare methodology as informed by the SRS and SRP, should preferably be submitted upfront, so long as the comments above are satisfactorily addressed and service/POS constraints do not significantly degrade the tree planting proposals, then it would be acceptable to condition a finalised landscaping scheme as informed by the SRS and SRP.

As things stand I do not consider the retention of any existing trees to be viable in the context of proposed development. Whilst I would support amendments to design that fully accommodate the future growth requirements of retained 'A' and 'B' category trees, and an upfront, finalised Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) to support such changes, it would be possible to condition the submission of a finalised AMS and TPP.

Amended Plans: The Tree Officer recommended detailed conditions with regards to specification, maintenance and soil resources.

5.6 Drainage

The Drainage Officer's amended plans comments are summarised as follows:

The wording of the drainage strategy plans should be amended to say "attenuation facility" so that the Council is not committed to the option proposed as a wet pond as a principle (which would be an unacceptable solution).

Given that there have been amendments to the design, most notably the discharge to watercourse has been amended to discharge to the public sewer, the FCA and drainage strategy document now has elements that are superseded. Comments are therefore based on the revised plans and the geotechnical report.

The applicant has indicated that the storm/surface water will be disposed of via sustainable drainage systems to be put forward for adoption, with ultimate discharge to a public sewer. It is recommended that the Planning Authority consulted with Dwr Cymru Welsh Water Development Services for formal comment. For this they will be required to provide written confirmation from DCWW or their Agents that all agreements required by DCWW have been formally executed.

A review of the information relating to sustainable drainage that has currently put forward by the applicant concludes that further information will be required. The applicant will be required to formerly address:

- The hydraulic design must comply with the relevant standards;
- The limited information prevents confirmation of the design complying with the most up to date CIRIA "The SuDS Manual";
- The relevant recreational aspects should be outlined;
- Maintenance of the structures;
- Technical specs to be agreed with CCC.

The Drainage Officer does not object to the proposed development, subject to conditions.

5.7 Waste Management

Waste Management Officers raised no objections to the scheme. The Officer's detailed comments with regards to size of bins, access, types of surfaces, dropped kerbs, types of waste provision, lighting, ventilation, storage containers for houses and apartment blocks, were forwarded to the applicant.

Vehicle tracking was submitted and reviewed by the officer and considered fine. This ensures that the largest vehicles (OLYMPUS-19N 6x2RS) can enter and exit in a forward gear and show the vehicle can manoeuvre on the 'homezone' concept roads and use the turning heads. They advise that Transportation consider parking restrictions if needed in the future, as part of technical approval stages and subsequent post-occupation review.

5.8 Pollution Control

The Pollution Control Officer provided the following comments :

The following information was submitted as part of the above application: *Terra Firma (Wales) Ltd, March 2016; Geotechnical and Geo-environmental Report Ref:13481*. The above document provides a geo-environmental assessment of the development. However, at the time of the investigation, access to the Clevedon Road site was restricted by the existing buildings. Further site investigation and assessment are required post demolition at the Clevedon Road site to provide a robust assessment of the risks in relation to ground contamination. The consultant's assessment of the Braunton Crescent site identified localised ground contamination from asbestos. This will require remediation. The above findings are reflected in the conditions requested.

Should there be any importation of soils to develop the garden/landscaped areas of the development, or any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use. Shared Regulatory Services requests the inclusion conditions and informative statements in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced.

5.9 Noise Control

The noise control officer requested a road traffic noise condition and a construction site noise condition.

The road traffic noise condition was requested to ensure that the occupants of the housing scheme would not be subject to unacceptable road noise levels.

5.10 Community Facilities

The Neighbourhood Regeneration Officer provided the following comments :

Supplementary Planning Guidance (SPG) on Community Facilities and Residential Development states that 'the Council will seek a financial contribution for improvements to existing community facilities or the provision of additional community facilities on all significant developments because the increased population will result in increased demand for local community facilities'. In this instance, the proposed 106 dwellings will replace 121 that were previously on the site. There will be a net decrease in dwelling numbers, so no increased demand for local community facilities. Consequently, no financial contribution towards community facilities will be sought for this development.

6. EXTERNAL CONSULTEE RESPONSES

6.1 Natural Resources Wales (NRW)

NRW made the following comments:

We do not object to the proposed development. We offer the following advice in relation to the proposed development, protected species and the water environment:

Protected Species : The submitted bat survey prepared by Just Mammals Consultancy, dated July 2014, identifies bats were found to be roosting in block of flats number 10 on Braunton Crescent. During discussions with the Applicants ecologist it was confirmed these flats have been demolished under European Protected Species licence. Our records confirm this. In view of this, we have no further comments to make.

The Water Environment: To protect the water environment we recommend a Construction Management Plan and associated Method Statements be prepared prior to works commencing on site.

Methods for prevention pollution of water courses has been added into the conditions.

6.2 CADW

The representative from CADW made the following comments:

The proposed development is located within the vicinity of the scheduled monument known as GM216 Caer Castell Camp.

Having carefully considered the information provided with the planning application, we consider that the proposed development will have no impact on the aforementioned designated historic asset. We therefore have no comments to make on the proposed development.

6.3 **South Wales Police**

The Police Officer's comments are summarised as follows :

South Wales police have no objection to the proposed development and welcome the pre-application consultations and design and layout consideration which has ensure that there is considerable active surveillance opportunities provided.

With regards to security standards for doors and windows and externally accessible meters. I can confirm that I am happy with clarification and details provided and as such there is now no need for conditions, as confident with the clarification provided that community safety issues will now be addressed in the development.

6.4 **Glamorgan Gwent Archaeological Trust (GGAT)**

There are no archaeological restraints to this application.

6.5 **Wales and West (gas)**

Wales and West Utilities (WWU) provided an extract of their mains records showing the position of apparatus, including the presence of low pressure gas pipelines along residential streets and within the vicinity of the development site where the previously demolished flats were located.

The general conditions to be observed for the protection of apparatus and the prevention of disruption to gas supplies in a letter dated 6 June 2016 has been forwarded to the applicant.

WWU note that their apparatus maybe at risk during construction works and require the developer to contact them before any works commence on site.

6.6 **Welsh Water**

Officers have advised that conditions and advisory notes are attached to the planning consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

They acknowledge that there are elements to clarify and further investigations to conduct for the drainage scheme on this site. Whilst it is our preference to assess drainage proposals at the earliest possible stage we are satisfied that these will follow and discussions continue. The principles for both foul and surface water flows communicating to the public sewer network are acceptable in principle. We therefore request that the conditions and advisory notes are included within any subsequent planning permission.

7. **REPRESENTATIONS**

7.1 The proposals were advertised as a major application in the press and on site,

and Local Members and neighbours were consulted. Some minor amendments to landscape plans were made and consulted on with internal colleagues in Parks, Transportation and Trees. Wider consultation was not considered necessary, given the level of technical detail.

- 7.2 One local resident (30 Braunton Crescent) has objected to the application, summarised as follows:
1. The road [Braunton Crescent] on the plan shows that it will remain as it is at the moment and this is a very narrow road. If the new residents don't use their driveways, it is going to get congested. The residents have always parked on the one side of the road but the flats never caused a problem due to very few people having vehicles.
 2. The access road that enters the development is towards the top of the street. Why can't it be put at the beginning of the street, to reduce through traffic?
 3. The development is described as affordable housing. How can we be assured that the developer is not going to sell these properties to a private company to rent out?
 4. The tree and wildlife have been on this land a long time. It must be put in place that no trees will be removed, just for the financial gain of the Council and the developer.
 5. This road has become a nice place to live since the flats were demolished. If this development is to take place now, how are we going to be assured that we are going to get very little disruption to our everyday life?

8. **ANALYSIS**

- 8.1 The main issues to address are as follows.
- 8.2 Land use: A small area of the site falls within land designated as open space in the open space survey and in view of this, Policy C4 and Policy C5 of the adopted Local Development Plan (LDP) are relevant. The approved Open Space SPG (March 2008) is considered a material planning consideration as it is consistent with the new policy framework set out in the adopted LDP.
- 8.3 Policy C4 seeks to protect open space that has significant functional (including land that can accommodate formal/or informal recreational uses), conservation, environmental or amenity value through only allowing proposals where:
- *They would not cause or exacerbate a deficiency of open space in accordance with the most recent open space study; and*
 - *The open space has no significant functional or amenity value; and*
 - *The open space is of no significant quality; or*
 - *The developers make satisfactory compensatory provision; and in all cases*
 - *The open space has no significant nature or historic conservation importance.*
- 8.4 This policy reflects national planning policy relating to open space set out in Planning Policy Wales (Edition 8, 2016), and Technical Advice Note 16 relating

to Sport, Recreation and Open Space (January 2009). The most recent survey of open space classifies part of the site as a mixture of informal recreational open space and amenity open space. This area forms part of a much larger area of open space and in the overall context would represent a small loss of informal recreational and amenity open space at this location. In addition in terms of existing provision of recreational open space the Open Space SPG (Page 25) sets out the amount of recreational open space relative to the standard for each ward within the city. This shows that the Llanrumney ward overall has a surplus of 33.44 hectares of recreational open space (based on the 2.43 ha per 1,000 population standard) and therefore it could be argued this proposal would not exacerbate a local deficiency of recreational open space. As this area forms part of a much larger area of open space it could also be argued that the loss of this area would have no significant impact on the functional or amenity value or the quality of the open space in this location. In addition it is noted that the area has no nature conservation or historic conservation designations. Given this, the proposal raises no land use policy concerns.

- 8.5 Design and Layout: The layout of the houses reflect the existing form and character in the surrounding streets. It is in keeping with the character of the area, utilising predominantly two rows of houses with private back gardens and a street to the front. The orientation of houses overlooking the park is considered beneficial in this location, given the linear nature of this stretch of park in its urban setting and may help to make the park feel safer to frequent.
- 8.6 The layout of the houses and flats provide a legible development. Three-storey pitched-roof flat blocks are situated at points where they maximise overlooking, will benefit the street scene and give beneficial corner treatments the street and park.
- 8.7 The houses are simple in their form, a pitched-roof semi-detached design with high quality brick detailing to ground floor. The detailing is high quality for both houses and apartments, including windows with narrow proportions with low sills (without stools) and vertical alignment in a contemporary grey colour. The roofs have clipped eaves and mortar bedded verges to create a crisp clean aesthetic. A number of houses also benefit from recessed porches. Overall, the layout, design and architecture is considered good.
- 8.8 Parkland edge: This park in its current format lacks definition in its character and the introduction of new tree planting, along with areas of wildflower planting, will create a more attractive open space, with benefits for the public and biodiversity, and retain space for informal use such as kickabout. Having houses looking onto it will create a more intimate feel, with an increased sense of 'ownership and connection' between the housing and open space' which was not achieved with the flats. To achieve a comprehensive development with a street frontage on both sides, the red-line boundary extends slightly into land owned by Parks Services. Land use policy and Parks Services have agreed that this is acceptable, given it is in line with the Open Space SPG and Welsh Government Policy. The improvements to the remaining park will result in an improved recreational area, mature tree planting, a knee-rail boundary to the

homezone streets, and the apartment blocks facing the park will have tall decorative railings to maximise overlooking.

- 8.9 Noise: It is considered that the site is near to a residential street with a relatively low degree of traffic movement, and traffic noise that is unlikely to cause harm to residential amenity. The site is set back from the busiest element of the residential area, which is a single lane road. The existing three storey block of flats will act as a buffer to the part of the site that is closest to the road and the roundabout. It is considered that the traffic using that section of road would not generate significant noise levels. Having reviewed PPW and TAN 11 Noise, it is considered that the development is very unlikely to be over the noise category exposure levels and therefore no mitigation is necessary.
- 8.10 The construction noise condition has been added.
- 8.11 Loss of trees and new planting: The tree officer has raised concerns that a number of high category trees with amenity value are necessary to remove for comprehensive development. An objector also raised an objection with regards to tree loss. Through negotiations, amended landscaping plans and utility plans, the tree officer is satisfied that subject to conditions, the scheme will compensate for the loss of the trees with new landscaping and park improvements. The proposed scheme includes small and medium tree planting in the home zone areas and flat blocks. It also proposes new mature planting lining the edges of the park and along footpaths within the park which will drastically improve the landscape and usability of the Park for the residents of Llanrumney. It is therefore considered on balance that the tree removal is acceptable.
- 8.12 Transportation: The number of parking spaces provided and the access arrangements meet policy guidelines and are considered acceptable. There are typically 2 spaces per house and the flats have a car parking space per unit. There are also a number of visitor parking laybys in the streets facing the park. Car parking is therefore unlikely to have an impact on Braunton Crescent, which was a comment raised by an objector.
- 8.13 The homezone concept is considered to be appropriate for this location and number of dwellings. The measures include meandering routes, narrowing of shared surface widths, dedicated vehicle passing places, planting beds and trees, changes in surface and colour material. The Design and Access Statement outlines how people with impairments such as mobility, visual, hearing, and cognitive have been considered in the design; the Council's Access Officer has been consulted and will feed into Highway Technical Approval stages post planning.
- 8.14 In response to the objection about the road access point of Braunton Crescent, the site topography is very restrictive in terms of where the shared surface can be located. The early design work showed that locating the shared surface at the southern end of the site presented grave challenges in terms of accessibility. This approach would also require a greater relative length of shared surface which would negatively affect the density of the dwellings, and

push the proposed three storey apartments nearer the proposed two storey dwellings. The proposed access point is therefore considered to be in the best place.

- 8.15 Affordable Housing: The proposed development comprises of affordable housing as defined in TAN 2. In response to an objector's comment on types of affordable housing, the developers will need to build out the proposal in line with approved plans and conditions to gain planning permission.
- 8.16 Ecology: With regards to the objector's comments on wildlife in the area, a number of surveys including: An extended phase 1 habitat and species assessment, Dormouse presence survey, Bats and birds survey, which the Council's ecologist has been consulted on and there were no further comments from the ecologist. The dormouse survey reported no evidence of dormouse presence. The bat and bird report noted that the nature conservation significance for the site is assessed as low. The landscape architect has implemented the recommendations to include wildflower planting and biodiversity rich planting proposals to replace any habitats have to be removed. It is therefore considered that adequate measures have been taken for development to proceed.
- 8.17 Flooding and Sustainable Drainage : The site is within TAN 15 DAM Zone A. This denotes an area considered to be "a little or no risk from fluvial or tidal / coastal flooding" (Flood consequence assessment and drainage strategy, May 2016).
- 8.18 Both Braunton Avenue and Clevedon Road meet planning policy in terms of achieving sustainable drainage by providing storage volumes for up to 1 in 100 year critical storm flood event plus 30% climate change allowance. TAN 15: Development and Flood Risk states a number of different ways in which this can be achieved, including below and above ground facilities.
- 8.19 The Braunton Avenue site includes options for an attenuation basin above ground in the Park. The original proposal was for a pond, but the proposal has moved on through the planning process through discussions with drainage and parks services. This wording has been updated on the amended plans. The attenuation basin will be mainly dry, except in times of high surface water run-off.
- 8.20 The Clevedon Road site includes an underground storage tank sustainable drainage system. This run off from this site is not able to discharge into the Braunton Avenue attenuation pond because Welsh Water have expressed concerns with regards to drainage crossing their assets. The drainage consultants have explained that there is insufficient space to provide above ground storage and associated earthworks between the remaining narrow strip of land between the Clevedon Road site and the Park, which is accepted. The resulting solution proposed is underground storage. Whilst it is accepted that there could be the option of reducing housing numbers to facilitate above ground attenuation, it is considered on balance, that underground storage for this part of the site, in line with TAN 15, is acceptable so as not to compromise

the overall design and layout of the Clevedon Road site as well as the more usable areas of public open space.

- 8.21 The detail of the sustainable drainage for both sites shall be subject to conditions, as in line with the approach set out in TAN 15.
- 8.22 The amendments were made to the plans to state 'Attenuation Facility' instead of 'pond' following advice from Drainage.
- 8.23 All third party objections have been addressed.

9. **S106 REQUIREMENTS AND VIABILITY**

- 9.1 The following obligations have been agreed to mitigate any significant adverse impacts of the proposed development and to provide essential, enabling and necessary infrastructure as defined within LDP policies KP6 and KP7.
- 9.2 In identifying the nature and quantum of infrastructure provision, and having regard to the extent and tenure of affordable housing to be delivered, the applicant has provided a viability statement which has been independently verified. It is considered that the planning obligations listed below represent value for money to the council and deliver a quality and quantity of consistent LDP policies and Liveable Design Guide.
- 9.3 It is acknowledged that the scale and nature of affordable housing provision, alongside higher design costs and site abnormalities would render the development unviable within the levels of obligations sought. All units within the development are designed to achieve 17% higher energy performance than current Welsh Building Regulations.
- 9.4 Notwithstanding the above, the developer has agreed to the following obligations:
 - 38% affordable housing on-site, comprising of 18 apartments and 22 houses. These units are designed to Welsh DQR Housing Quality Standards and offered to the Council for social rent.
 - £79,000 towards commuted sums;
 - Footpaths and semi-mature planting to the existing public open spaces between the two sites that connects to Fishponds Wood;
 - Details of on-site management and maintenance of public open space and drainage.
- 9.5 It is considered that the S106 Heads of Terms satisfy the requirements of Circular 13/97 Planning Obligations and the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations.

10. **CONCLUSION**

- 10.1 It is recommended that planning permission be granted, subject to conditions and a Section 106 agreement to secure works as indicated in Section 9.



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Project
**BRAUNTON CRESCENT &
CLEVEDON ROAD**

Client
**WATES LIVING
HOMES**

Date
MAY '16

Scale
1:1250 @ A3

Drawing Title
SITE LOCATION PLAN

Drawing No.
3510_PA_001

Rev.

Do not scale. All dimensions are in millimetres unless stated otherwise



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Project: BRAUNTON CRESCENT & CLEVEDON ROAD
 Client: WATES LIVING HOMES
 Drawing Title: SITE LAYOUT PLAN COLOUR
 Date: MAY '16
 Scale: 1:500 @ A1
 Drawing No: 31510_PA_005
 Rev: -

SITE LAYOUT PLAN COLOUR
 NOTES: Do not scale. All dimensions are in millimetres unless stated otherwise.

- LANDSCAPING MATERIALS**
- A Concrete block paving - Colour A.
 - B Concrete block paving - Colour B.
 - C Fine grade kerbs or pre-cast edgings to be agreed with OCC Planners and Highways.
 - D Concrete flag paving.
 - E Existing oak facoballs.
 - F Tarmac driveways.
 - G New park paths.
- BOUNDARY TYPES**
- Boundary Type 1 - 2.1m tall brick wall.
 - Boundary Type 2 - 2.1m tall decorative masonry.
 - Boundary Type 3 - Brick retaining wall.
 - Boundary Type 4 - Brick retaining wall with timber top and stone fence above.
 - Boundary Type 5 - 1.8m tall timber close boarded fence. (2.1m tall where indicated).
 - Boundary Type 6 - 1.8m tall timber close boarded fence above coped and board retaining wall.
 - Boundary Type 7 - 1.8m tall timber close boarded fence above proprietary retaining wall system.
 - Boundary Type 8 - 2.1m tall decorative masonry above proprietary retaining wall system.
 - Boundary Type 9 - 2.1m timber close boarded fence above proprietary retaining wall system.
- SYMBOLS**
- Plot numbers
 - Driveway Types
 - Car parking space allocation.
 - Garden shed.
 - Retainer Trench
 - Proposed small tree.
 - Proposed medium tree.
 - Proposed large tree.
 - Existing tree to be retained.
 - Planted areas.
 - Timber bin enclosure.
 - Site boundary.
 - Shared surface entrance feature.
 - Lighting column.

KEY	TENURE	HOUSE TYPE	AREA	NO. (APF)	NO. (OMS)	TOTAL
HOUSES	A	OPEN MARKET SALE	2 BED 4 PERSON	63m ²	-	8
	B	OPEN MARKET SALE	3 BED 5 PERSON	78m ²	-	49
	C	AFFORDABLE	2 BED 4 PERSON	85m ²	12	-
	D	AFFORDABLE	2 BED 4 PERSON	85m ²	4	-
	E	AFFORDABLE	3 BED 5 PERSON	95m ²	2	-
	F	AFFORDABLE	3 BED 5 PERSON	95m ²	4	-
APARTMENTS	H	AFFORDABLE	2 BED 3 PERSON / 1 BED 2 PERSON	62m ²	9	-
	I	OPEN MARKET SALE	2 BED 4 PERSON	60m ²	-	9
	J	AFFORDABLE	1 BED 2 PERSON	53m ²	9	-
				40	66	106



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Project
 BRAUNTON CRESCENT &
 CLEVEDON ROAD

Client
 WATES LIVING
 HOMES

Date
 MAY '16

Scale
 NTS

Drawing Title
 CLEVEDON SHARED
 SURFACE

Drawing No.
 3510_PA_402

Rev.
 A

Do not scale. All dimensions are in millimetres unless stated otherwise