

COMMITTEE DATE: 28/09/2016

APPLICATION No. **16/01260/MJR** APPLICATION DATE: 24/05/2016

ED: **TROWBRIDGE**

APP: TYPE: Full Planning Permission

APPLICANT: Wates Living Space

LOCATION: WEST OF WILLOWBROOK DRIVE AND THE SOUTH OF CRICKHOWELL ROAD, CARDIFF

PROPOSAL: DEVELOPMENT OF 192 DWELLINGS TO THE WEST OF WILLOWBROOK DRIVE AND THE SOUTH OF CRICKHOWELL ROAD, ON THE SITE REFERRED TO AS WILLOWBROOK WEST. PROPOSAL INCLUDE 58 AFFORDABLE UNITS (COMPRISED OF 33 APARTMENTS) AND 25 HOUSES) , ASSOCIATED LANDSCAPING, PUBLIC AMENITY SPACES, A WETLAND AREA, SUSTAINABLE URBAN DRAINAGE, ACCESS AND HIGHWAY WORKS

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:

3512_PA_001	Site Location Plan
3512_PA_003	Proposed site plan (Rev.D)
CAM-GAC-320 to 24, Proposed Levels, Sheet 1-5 Rev. P2	
3512_PA_100	House type F1, General Arrangement and Elevations
3512_PA_101	House type F2, General Arrangement and Elevations
3512_PA_102	House type H1, General Arrangement and Elevations
3512_PA_103	House type H2, General Arrangement and Elevations
3512_PA_104	House type H3, General Arrangement and Elevations
3512_PA_105	House type 11, General Arrangement and

Elevations

3512_PA_106	House type 12, General Arrangement and Elevations
3512_PA_107	House type C, General Arrangement and Elevations
3512_PA_108	House type D1, General Arrangement and Elevations
3512_PA_109	House type D2, General Arrangement and Elevations
3512_PA_110	House type K1, General Arrangement and Elevations, Rev.A
3512_PA_111	House type K2, General Arrangement and Elevations, Rev A
3512_PA_120	Apartment Block A, OMS General Arrangements
3512_PA_121	Apartment Block B, OMS General Arrangements
3512_PA_122	Apartment Block C-AFF, General Arrangements, Rev.A
3512_PA_123	Apartment Block D-AFF, General Arrangements, Rev.A
3512_PA_124	Apartment Block E- OMS General Arrangements
3512_PA_125	Apartment Block F- OMS General Arrangements
3512_PA_126	Apartment Block G-AFF, General Arrangements, Rev.A
3512_PA_127	Apartment Block H-AFF, General Arrangements, Rev.A
3512_PA_128	Apartment Block A, OMS Elevations
3512_PA_129	Apartment Block B, OMS Elevations
3512_PA_130	Apartment Block C –AFF Elevations
3512_PA_131	Apartment Block D-AFF, Elevations, Rev.A
3512_PA_132	Apartment Block E OMS, Elevations
3512_PA_133	Apartment Block F OMS, Elevations
3512_PA_134	Apartment Block G-AFF, Elevations, Rev.A
3512_PA_135	Apartment Block H-AFF, Elevations, Rev.A
3512_PA_200	Street Elevation (Rev. A)
3512_PA_201	Street Elevation (Rev. A)
16-21-PL-201-09	Landscape Planting Plan, Rev. B
16_21-PL-210	Tree Planting Strategy Rev. C
16-21-PL-212	SUDS Wetland Area Planting Plan, Rev. A
CAM-GAC-302 to 06,	Sheets 1 to 5 (Rev. P4)
TDA.2113.04Tree	Protection Drawing, May 2016, (inc. protection measures)

Documents:

CC1583/100/REP01/B Flood Consequence Assessment and Drainage Strategy
Arboricultural Method Statement, May 2016, updated July 2016

Arboricultural Impact Assessment, May 2016
Soil Resource Survey and Soil Resource Plan (July 2016, Rev.01).
Reason: For the avoidance of doubt.

3. Prior to commencement of development, a detailed Construction Management Plan and associated method statements shall be submitted to and approved in writing by the Local Planning authority. This shall accord with the approved plans and shall include, but not be limited to:
 - (a) Details of traffic management measures during construction; convenient pedestrian, cycle and vehicular access; traffic construction routes, details of parking of vehicles for contractors; site operatives and visitors;
 - (b) Details of how access to the public rights of way will either be retained or temporarily closed with alternative provision during construction;
 - (c) Details of: 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; A scheme for recycling/disposing of waste resulting from construction works;
 - (d) Details of the drainage scheme construction, detailing adequate methods of working near watercourses, how surface water and land drainage run off will be dealt with to prevent: contamination, nuisance, subsidence or flooding to land, buildings, watercourses or highways during the construction period;
 - (e) A Green Infrastructure Construction Protection Plan detailing: measures for the protection of the: ecological (wildlife and habitats), arboriculture, landscape, soil, public open space, reens and SUDS during construction, including elements for retention and elements being created as part of the application. This shall accord with the approved Arboricultural Impact Assessment; Arboricultural Method Statement; Tree Protection Drawing; the Soil Resource Survey and Soil Resource Plan, and shall include but not be limited to:
 - I. A plan showing protection zones;
 - II. Details of development and construction methods within the protection zones and measures to be taken to minimise the impact of any works;
 - III. Habitat management provisions to avoid harm to amphibians during construction;
 - IV. A light mitigation strategy, including measures to reduce light spillage from construction onto foraging habitats and commuting corridors for bats.
 - (f) List of on-site contacts and their responsibilities.

The developer shall not permit any areas of the open space or green infrastructure that forms part of the approved plans to be used as a

builder's compound for temporary buildings, storage area, parking area or access road during the construction of the development. Any subsequent amendments to the approved Construction Management Plan and associated method statements shall be agreed in writing with the Local Planning Authority. The approved Construction Management Plan and associated method statements are to be implemented and complied with throughout the construction period as agreed.

Reason: In the interests of highway safety and public amenity, to prevent damage to drainage and soil structure, and to safeguard the special interest of the Gwent Levels - Rumney and Peterstone SSSI prevent pollution of watercourses.

4. 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.

5. 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.

6. 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 in accordance with policy EN13 of the Cardiff Local Development Plan.

7. 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.

8. **LANDSCAPING AND GREEN INFRASTRUCTURE DESIGN AND IMPLEMENTATION PROGRAMME**

1. No development shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning authority. These details shall include:

- a) Existing natural and man-made features, including vegetation, structures and foundations, to be identified as removed or retained and protected;
- b) Existing and proposed services above and below ground, with associated easements and wayleaves;
- c) Existing and proposed finished levels and contours of open space, green infrastructure and hard landscaping, in relation to ground levels and floor levels of adjacent buildings, highways and existing public open space, with section drawings;
- d) Details of ground preparation in accordance with the Soil Resource Plan to achieve free draining open space and mechanisms for draining excess water from open space;
- e) Details of planting and other soft landscape, scaled tree pit sections and plan drawings, scaled planting plans containing schedules, planting distances / densities and

- numbers; planting and aftercare methodology, layout and construction details of hard surfacing including footpaths and car parking;
- f) Details of site furniture and other any other landscape structures including seats, picnic benches, litter bins and signs;
 - g) A strategy for pruning the northerly PROW entrance, north of the red line boundary, to aid pedestrian access;
 - h) Topsoil and subsoil specification.
 - i) Planting methodology and 5 year post-planting aftercare methodology for any un-adopted public areas.
 - j) Landscaping and green infrastructure phasing plans and implementation programme.

 - k) Management and Maintenance Schedules for the ecological, arboricultural, landscape, soil, open space and SUDS resource other than privately owned, domestic gardens (including 50+ year management plans for substantial arboricultural features such as woodlands, hedgerows, ecotones, trees in hard landscape and all other significant soft landscape features) detailing how they will continue to provide benefits throughout the lifetime of the development.

The details shall be consistent with the 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 and environmental value of the area, and to monitor compliance.

9. No development shall take place that does not accord with the approved Arboricultural Method Statement and Tree Protection Plan unless otherwise approved in writing by the LPA.

Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance.

10. Any newly planted trees, plants or hedgerows in 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 (LPA) otherwise defective, shall be replaced in the first available planting season and to the specification shown on approved plans and in supporting documents, unless the LPA gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value of the area.

11. 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.

12. Prior to commencement of development, an Ecological Mitigation Strategy shall be submitted to and approved in writing by the Local Planning authority. This shall accord with the approved plans and shall include:

- l) A description of existing ecosystems on the site and how mitigation measures will be utilised to reduce the impact on these ecosystems;
- Details of precautionary measures to mitigate potential impacts upon roosting bats that may be discovered during tree-felling, such that these measures would be compatible with a subsequent successful EPS licence application;
 - Details of measures to create and enhance habitat for wild birds, and to avoid harm to birds nests which are in use or being built;
 - Details of measures to create and enhance habitat for bat nesting and roosting habitats;
 - Habitat management provisions to ensure the ongoing viability of the translocated slow worm and possible grass snake population;
 - Details of measures to incorporate amphibian-friendly features into development to minimise the risk of amphibians being trapped in gully pots as they migrate to and from the wetland feature;

Reason: To compensate for any loss of foraging habitat for birds and bats. To ensure compliance with the Regulation 6 duty under the Environment (Wales) Act 2016 to seek to maintain and enhance biodiversity and in doing so to promote the resilience of ecosystems.

The appropriate ratios set out for habitat management levels can be found in the TCPA's 'Biodiversity Positive: Eco-towns Biodiversity Worksheet 2009', and in the Bat Conservation Trust's 'Biodiversity for Low and Zero Carbon Buildings: A Technical Guide for New Build 2010'.

13. The scheme shall be implemented in accordance with the recommendations in the Landscape and Ecology section, pages 30 to 36, of the submitted Design & Access Statement prepared by Pentan Architects, dated May 2016, and sections 9.6 to 9.10 of the *Report*

Following a Survey for Reptiles and Bats prepared by Just Mammals Consultancy, dated October 2014.

Reason: To ensure the implementation of ecological mitigation for European Protected Species.

14. A detailed lighting plan, focussing particularly on minimising lighting impacts, maintaining dark corridors and flight lines, to be submitted to the Local Planning Authority for approval.

Reason: To ensure the implementation of ecological mitigation for European Protected Species.

15. No clearance of trees, bushes or shrubs 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.

16. Prior to the commencement of the development, a detailed drainage strategy for the management and disposal of foul and surface water during the construction and operation phases of the development shall be submitted to and approved in writing by the Local Planning Authority. Any subsequent amendments to the detailed drainage strategy shall be agreed in writing with the Local Planning Authority. The approved detailed drainage strategy is to be implemented as agreed and shall be managed and maintained thereafter in accordance with the management and maintenance plan to be agreed in writing with the local authority.

The foul and surface water detailed drainage strategy shall follow the principles set out on the approved drawings and shall include measures to ensure only water of appropriate quality and quantity is discharged from the site.

Only foul water from the development site shall be allowed to discharge to the public sewerage system and this discharge shall be made at or downstream of manhole reference number ST23804204.

Reason: To ensure the efficient operation of the sustainable drainage feature and to safeguard the special interest of the Gwent Levels - Rumney and Peterstone SSSI and prevent pollution of watercourses.

17. Prior to the commencement of development, an assessment should be provided to demonstrate that:
 - a) Existing flows to the watercourses crossing the site will be replicated or not exceeded;
 - b) The culverted watercourse that connects the proposed new

attenuation pond to the Hendre Reen watercourse, has sufficient capacity to accommodate the attenuated flows from the site.

Reason: To ensure that the proposed development does not cause or exacerbate any adverse condition on the development site, adjoining properties and environment with respect to flood risk.

18. Prior to the occupation of any dwellings, the existing culverted water course that connects the proposed new attenuation pond to the Hendre Reen must be fully repaired in accordance with details to be approved in writing by the Local Authority.
Reason: To ensure that the proposed development does not cause or exacerbate any adverse condition on the development site, adjoining properties and environment with respect to flood risk.
19. No development shall commence until the performance of the proposed surface water sewerage has been assessed in relation to the impact of a 1 in 100 year return period storm and a climate change allowance of +30%. Locations of flooding from the proposed surface water sewerage, along with their flood flow routes and proposed method of on-site management are to be submitted to and approved by the Local Planning Authority. These details shall indicate how the development is to comply with the requirements of Section 8.3 of TAN15.
Reason: To ensure that the impact of storms in excess of the required design return period do not cause or exacerbate any adverse condition on the development site, or the wider community.
20. No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.
Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.
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 the development by future occupants.
22. 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 shall have been laid out, constructed and completed (except for the final surfacing) in accordance with the approved plans and details.

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

23. No development shall take place until details of the junction between the proposed access road and the highway to include measures to reduce excessive vehicle speeds on Willowbrook Drive and allow pedestrians to cross safely 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.

24. 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 the site.

25. 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 : 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 3 : WELSH WATER

Refer to Advisory Notes on letter from Welsh Water dated 22.6.16, with regards to water supply and sewerage connections.

RECOMMENDATION 4 : NRW

Note all recommendations in letter from NRW dated 16 August 2016. Please note the document entitled Conditions for Development near water mains, PLA0020484, dated 21st June 2016.

- A Construction Management Plan and Associated method statements is

recommended to include the following:

- Adequate methods of working near watercourses, including buffer requirements, installation of silt/terram fencing, PPG5 requirements;
- 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;
- Appropriate use of interceptors;
- Requirement to import only clean, inert materials onto site for ground works;
- Requirement that any materials removed from site will have to have the necessary waste transfer notes;
- Procedures to be followed in the event of a pollution incident, including contacting NRW incident hotline (0800 807060).

RECOMMENDATION 5 : NOISE

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 6 : HIGHWAYS

Extinguishment of highway

The proposed development will require the extinguishment as public highway of various sections of existing adopted highway. The applicant will need to apply for extinguishment via the Welsh Government under Sections 247/248 of the Town & Country Planning Act 1990.

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.

RECOMMENDATION 7 : GGAT

We envisage that this programme of work would take the form of a watching brief during the groundworks, including geotechnical work, required for the development, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results.

The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), (www.archaeologists.net/codes/ifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.

RECOMMENDATION 8 : FIRE SERVICE

The developer should consider the need for the provision of: a) adequate water supplies on the site for firefighting purposes (in discussion with Welsh Water; and b) access for emergency firefighting appliances. Refer to detail in letter dated 3.6.16.

RECOMMENDATION 9 : PROW

The Landowner/Developer is required to apply for Diversion Legal Orders once planning consent has been granted. A phased approach will need to be outlined in order to retain the existing highway until the legal orders are confirmed.

The granting of planning permission does not give a developer any right to interfere with, obstruct or move a public right of way (para. 3.12 Public Rights of Way SPG)

Temporary Diversions/Stopping up orders can be applied for, to Cardiff Council, to allow works to be undertaken or prevent a danger to the public. This restriction is only temporary and the route must be reopened. These orders cannot be used in lieu of a permanent order and again the developer will be expected to pay the costs of producing and implementing the order (para.3.17).

RECOMMENDATION 10 : CONTAMINATION AND UNSTABLE LAND ADVISORY NOTICE (R4)

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.

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 192 residential dwellings (including 58 affordable units, 30%), a central green space and a wetland area, new access roads and a number of new pedestrian links.
- 1.3 The 58 affordable units comprise of 18no. one-bedroom apartments, 15no. 2-bed flats, 14no. 2-bed houses, and 11no. 3-bed houses. There are a further 135 units for open market sale which comprise of 9no. one-bed apartments, 21no. two-bed apartments, 17no. 2-bed houses, 61no. 3-bed houses and 27no. 4-bed houses. The houses are predominantly 2-storey with some 3-storey elements around the central open space and for the apartment blocks.
- 1.4 The affordable units are designed to DQR, Welsh Housing Quality Standards and Lifetime Homes including specific RNIB specifications. All street and house designs are inclusive and meet the Equalities Act 2010, as outlined in the Design and Access Statement.
- 1.5 The houses utilise two-tones of a high quality buff brick with bespoke architectural striped patterns to the ground floor in combination with a variety of architecture in terms of roof and form, elevational depth and different fenestrations. All the buildings and apartments have pitched roofs.
- 1.6 Two on-plot parking spaces are included for each house. Each apartment has access to a single car parking space. The remaining on-street and parking bay spaces are located throughout the development including visitor parking.
- 1.7 The new residential streets within the re-line boundary include mainly roads with pavements with a mixture of tarmac and block paved areas and one homezone street concept in accordance with Manual for Streets. The homezone concept 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 Several mature trees are retained to form public open spaces and green infrastructure corridors. Some trees are lost to accommodate development and this loss has been mitigated. There is 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 wetland area.

2. **DESCRIPTION OF SITE**

- 2.1 Willowbrook West is in Trowbridge, close to St Mellons, a residential area on the eastern side of Cardiff. The site is to the west of Willowbrook Drive, a circular road linking between Trowbridge and St Mellons which has a short link to Newport Road.
- 2.2 The site measures approximately 5.48 hectares, it is generally level and gently slopes from north to south (with levels varying from 15m AOD in the north to 10m AOD in the south) and is irregular in shape.
- 2.3 The site is bound to the north by Crickhowell Road, to the east by Willowbrook Drive, to the west by Trebanog Crescent and to the south by dwellings at the end of the cul-de-sacs of Treborth Road, Trecinon Road and Ffordd Daniel Lewis.
- 2.4 The site is mainly unused and comprises areas of fields, hedgerows, trees and scrub vegetation, with public rights of way and a number of watercourses running through the site.
- 2.5 Several trees are subject to Tree Protection Orders. An adopted lane runs through the site (known as 'lane running from Tresigin Road/Wern Gethin Lane), although it is overgrown and appears to be unutilised.
- 2.6 There are a number of local facilities within a 10-minute walk of the site, including schools, playing fields, supermarket, shops and parks. There are bus stops close to the site from which buses travel to the city centre.

3. **SITE HISTORY**

- 3.1 10/01246/E – Permission granted for residential development (granted 8.9.10 with a 5 year expiry).
- 3.2 04/02620/E – Permission granted for residential development (granted 20.3.06 with a 5 year expiry).

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.

4.3 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.

4.4 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.

4.5 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.

4.6 **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 13/97 'Planning Obligations'

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'

4.7 Other Guidance

Manual for Streets (2007)

Practice Guidance: Planning for Sustainable Buildings (2014)

4.8 LOCAL PLANNING POLICY

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

4.9 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

4.10 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

KP16 GREEN INFRASTRUCTURE

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.

4.11 **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)
5/93: Public Rights of Way
Archaeologically Sensitive Areas (2006)
Developer Contributions for School Facilities (2007)
Developer Contributions for Transport (2010)

4.12 **OTHER GUIDANCE**

Liveable Design Guide (2015)

5. **INTERNAL CONSULTEE RESPONSES**

5.1 **Affordable Housing**

The Housing Strategy Officer provided the following comments :

In terms of the affordable housing, the proposal is for 58 affordable homes (30%), to be owned by Cardiff Council for social rented accommodation. The mix of the units is 18 x 1 bed flats, 15 x 2 bed flats, 14 x 2 bed houses, 11 x 3 bed houses.

This proposal meets the planning policy requirements of 30% on greenfield sites, and we 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**

5.2.1 The Highways Officer provided the following comments:

Original plans:

The Transport Assessment from Cambria demonstrates that the proposed

development will generate a total of 800 daily vehicle movements – 91 and 72 during the morning and evening peak hours respectively – which can be adequately accommodated by the existing highway network. However, apart from making reference to existing pedestrian facilities in the vicinity i.e. footway links to existing underpasses located some 150 metres to the north and south of the development, it doesn't address how safe access/egress to/from the site by both vehicles, cycles and pedestrians will be achieved, mindful in particular of highway vehicle speeds on Willowbrook Drive which it identifies. The 85 percentile speeds on Willowbrook are shown to be up to 40mph which is not conducive to safe access by these various modes of travel.

In this respect the supporting Stage 1 Safety Audit from The Safety Forum identifies (3.1) that a pedestrian desire line across Willowbrook Drive is likely to be created as a consequence of the development which the remoteness of the aforementioned underpasses would not meet, and the Audit recommends the creation of a suitable crossing facility on Willowbrook Drive. Though the Designer's Response is that no such desire line is anticipated and so no provision is included in the application for this. However, mindful also of the aforementioned issue of high vehicle speeds, I don't consider that is adequate and that positive proposals are required.

The principle roads within the development, though of straight alignment, contain raised tables at most junctions which should serve to adequately restrict vehicle speeds – and it appears that a variety of contrasting construction materials are to be used which will help further in this respect.

There are existing Public Rights of Way crossing the site which would need to be either retained or legally diverted (in particular the one in the vicinity of unit 193 which links to Trecinin Road. There is also an existing adopted highway (Wern Gethin Lane) crossing the site – though it's little-used and its route will be adequately retained by means of diversion through the proposed development – though notwithstanding that it will need to be formally extinguished via the WAG under Section 247 of the T&CP Act – and a second recommendation to this effect is advisable.

Amended plans: Further to my original comments I (Highways Officer) note that revised drawings have now been received and I'm pleased to note that my principle areas of concern have now been addressed – namely the Designer's Response to Item 3.1 raised in the Safety Audit now confirms that a controlled pedestrian crossing will be provided on Willowbrook Drive, and additional speed reducing features have been introduced on the long 'shared surface' element of the works on the eastern side of the site. Though the latter issue wasn't raised in the Safety Audit I consider that the length and alignment of the shared surface section make such additional features necessary.

Though there are a number of matters of detail which require further consideration these can be addressed during the course of the technical approval procedure which will be a pre-requisite to the future adoption of the roads, and on that basis the submitted plans are generally satisfactory of granting planning consent – with the exception of the following;

I have safety concerns with regards to the shared surface element in the vicinity of unit 159 where the 90 degree bend in the horizontal alignment would severely restrict inter-visibility between vehicles and pedestrians, and I don't accept the designer's view that the lack of forward visibility will in itself ensure such low vehicle speeds that this issue will be addressed. I would therefore require that part of the frontage of unit 159 be utilised to introduce a feature that will segregate pedestrians and provide them with protection from approaching vehicles.

I would also require that an improved turning facility be provided in the vicinity of unit 116 for use by home delivery vehicles – in order to enable such vehicles to exit via the main access road rather than diverting through the shared surface road. A similar facility in the vicinity of units 91-99 would also be useful if it can be achieved – though I'm not sure that it would be?

Subject to these revisions I am satisfied that the proposed layout arrangements are generally satisfactory – subject to conditions relating to the submission for approval of full engineering details of the roads, provision of road prior to occupation of dwellings, details of junction and parking.

A further condition is required with respect to the proposed zebra crossing on Willowbrook Drive.

I understand that under the terms of the joint agreement that, as the Council is the developer, the zebra crossing works would not be subject to a formal Section 278/38 agreement. However, for clarity I would request a second recommendation advising the applicant that the consent of the Operational Manager, Street Operations is required prior to the carrying out of any associated works within the adopted public highway.

The proposed development will need the extinguishment as public highway of various sections of existing adopted highway, and I would therefore suggest a further recommendation advising the applicant of the need to secure their extinguishment via the WAG under Sections 247/248 of the Town & Country Planning Act 1990.

5.2.2 Further comments

The Highways Officer has agreed that a S106 contribution will be sought. The works for a zebra crossing (or equivalent measures) will be carried out by the Council.

5.3 **Public Rights Of Way (PROW)**

The PROW Officer provided the following comments :

- 5.3.1 This site is part of a wider green infrastructure in St Mellons which is limited in the area therefore accessible routes for recreation need to be considered. There is highway maintainable at public expense across the development site which will be greatly affected by the construction of houses:

- PROW Footpath St Mellons 10: From Trecinon Road to the adopted highway (currently overgrown)
- PROW Footpath St Mellons 12: From back gardens of Trebanog Crescent across field to intersect with St Mellons 10
- Adopted Highway: This is an extension of Wern Gethin Lane which is now overgrown but will need to be retained and a Diversion required if not kept in the same alignment. This provides a strategic link across the site for the local community and onto the wider network of paths.

All of the above will require Diversion Legal Orders to realign the highways within the new design of the development. The Public Right of Way footpaths will need to be equally commodious on their new alignment and consider access for all.

5.4 Trees

The Tree Officer provided the following comments :

- 5.4.1 Original plans: I [Tree Officer] have no adverse observations regarding the proposed tree planting which mitigates the proposed losses in numerical terms and in terms of appropriateness in the context of the proposed layout.

Whilst nominal provision is made for the retention of a significant percentage of 'A' and 'B' category trees, scrutinising the levels plans it appears that most, if not all of these trees are likely to be compromised by changes in levels. It is absolutely critical that there are no level changes within Root Protection Areas (RPAs), except where the project arboriculturist can demonstrate satisfactorily, that roots will not, or are highly unlikely to have developed within the area in question (for example, in some cases where trees are on embanked soil, roots may not have developed extensively into soils at lower levels, particularly if they are poorly drained).

Even if it can be shown that the trees shown for retention can be protected from unacceptable harm, I have concerns about their relationship with the proposed development as follows: Oak 1 in G1 is likely to over-dominate plots 23-24; the retained hazel, field maple and hawthorn in G10 are likely to be perceived as taking up usable garden space in plot 35 and will be vulnerable to removal as a consequence; the ash and oak in the open space comprising retained elements of G3 and G4 fronting plots 38-43 may encourage lurking space/anti-social behaviour; the oaks in G7 are likely to over-dominate plots 105-108; the three ash comprising G9 are likely to over-dominate plots 119 and 136; the off-site oak T43 is likely to over-dominate plot 175 and the oaks in G8 are likely to over-dominate plots 184 and 185.

Amended plans: There is in some cases conflict between new tree planting and proposed drainage infrastructure – I [Tree Officer] point in particular to the trees fronting plots 163-164, 167-168, 169-170, 171-172 and 174-175. I seek amendments to remove this conflict. I am not of the view that landscaping and scaffolding within Construction Exclusion Zones (CEZ) are matters that should fall outside of the control of an Arboricultural Method Statement (AMS) and

Tree Protection Plan (TPP). As such, I would like to see amendment to the AMS, TPP and planting plans to include precautionary measures during landscaping including: -

I am not of the view that landscaping and scaffolding within Construction Exclusion Zones (CEZ) are matters that should fall outside of the control of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP). As such, I would like to see amendment to the AMS, TPP and planting plans to include precautionary measures during landscaping.

5.5 Drainage

The Drainage Officer's comments are summarised as follows :

- 5.5.1 The applicant has proposed to discharge storm/surface water drainage to watercourse via a sustainable drainage system. It is evident that the attenuation feature will be constructed upon the existing ordinary watercourse in the south of the site and Ordinary Watercourse Consent will need to be obtained from the City of Cardiff Council with respect to this structure.
- 5.5.2 There is likely to be further constraints with regards to how the drainage is achieved and this may have an effect on the sizing of the attenuation facility.
- 5.5.3 The details of the sustainable drainage will need to be agreed through conditions.

5.6 Green Infrastructure including Ecology

- 5.6.1 Original plans: The ecology officer requested further information with regards to additional bat roost survey on trees to be felled. The officer welcomed the bat flight surveys and recommendation in 9.6 that '*Measures for the development design must be put in place to minimise the disturbance of flight lines and foraging by retaining linking habitat corridors.*'
- 5.6.2 The final layout of the development will have to incorporate a lighting scheme which avoids light spillage onto habitats such as woodlands and hedgerows, as this may disturb some nocturnal species. A lighting scheme is sought to be secured by condition.
- 5.6.3 The ecology officer was generally satisfied with the dormice survey.
- 5.6.4 The officer was generally satisfied with the reptile surveys and in particular that appropriate refugium material and sizes of refugia were used, along with an appropriate refugium density and bedding-in time. The officer emphasised that any mitigation measures should take account of the likelihood that both Grass Snake and Slow-worm occur at this site. A mitigation strategy for translocating reptiles was sought.
- 5.6.5 The ecology officer accepted that badgers are likely to be absent from the site.

- 5.6.6 A number of conditions relating to bird habitats have been requested to meet the Council's duty in relation to wild birds following the 2012 amendment to the Habitats Regulations.
- 5.6.7 The ecology officer was satisfied that Great Crested Newts are likely to be absent. Further guidance was given on suitable conditions to guide the protection of amphibians in general.
- 5.6.8 The officer promoted the inclusion of wildflowers on the landscaping to allow for cut and lift machinery to allow for maintenance.
- 5.6.9 Amended Plans: The ecology officer's comments representing Green Infrastructure were as follows:

I [ecology officer] welcome the proposal to strengthen the green infrastructure corridor along the western boundary of the site. Details of how this will be achieved should be set out in a Green Infrastructure Mitigation Strategy. I am concerned that the amended Proposed Site Plan suggests that the north-eastern green infrastructure corridor, along Willowbrook Drive, will be narrowed still further. For the avoidance of doubt, I see this as a critical element of the green infrastructure on the site, allowing at least some ecological connectivity to be retained between the open space and woodland to the north and the connections to habitats in the south. This view accords with the original DAS on page 16.

- 5.6.10 The GI Group was satisfied with the proposal to retain this corridor, as suggested by the original Proposed Site Plan, and so did not comment on this aspect in detail, but if there is any suggestion that it will be weakened, then this would be a concern for us. The Tree Planting Strategy (16-21-PL-210 Rev B), the original Proposed Site Plan (3512_PA_003), and the amended Proposed Site Plan (3512_PA_003 Rev B), all show differing arrangements of planted trees and footways at this point, with the latter seeming to show fewer trees planted in this area. Therefore clarification of how this section of green infrastructure will be recreated such that it continues to perform an ecological connectivity function, should be set out in a Green Infrastructure Mitigation Strategy as requested in our previous response.
- 5.6.11 Bats: I note the proposal to conduct a fresh assessment of the trees to be felled from ground level to identify potential roost features and score them, as set out in Diane Morgan's email of 15th August, and that follow up action by way of tree climbing inspections and/or activity observations will be required for moderate or high suitability results. I am happy with this approach.
- 5.6.12 Reptiles I am satisfied that those undertaking the reptile survey and mitigation work at this site are suitably qualified and experienced, but it is important to have a statement to this effect in writing, so I therefore welcome the additional information provided.
- 5.6.13 The reptile translocation methodology, including use of exclusion fencing and identification of a suitable receptor site, have been agreed with the planning

agent and their ecologist in emails.

5.6.14 I also took this opportunity to highlight my previous concerns that Grass Snakes may well be present on the site as well as Slow-worms (though they can be translocated to the same receptor site) and also that initial surveys tend to underestimate the actual population on a site, so that when it comes to the translocation exercise, many more animals are found than expected, causing unexpected delays.

5.6.15 It would be better if most or all the mitigation measures were bundled up into a conditioned GI Mitigation Strategy rather than have a whole series of mitigation conditions for each issue.

5.6.16 If this approach is acceptable we can provide more detailed advice, but in general terms a GI Mitigation Strategy should include:-

- Description of the GI resource which is retained and /or re-created on site, such as replacement planting of trees for example, together with management undertakings to ensure that the GI resource will continue to provide benefits throughout the lifetime of the development.
- A description of the main ecosystems on the site, together with measures to mitigate or compensate for impacts upon those ecosystems
- Details of measures to mitigate impacts upon roosting bats, such that these measures are compatible with a subsequent successful EPS licence application
- Details of measures to create or enhance habitat for wild birds, and to avoid harm to birds nests which are in use or being built
- Habitat management provisions to ensure the ongoing viability of the translocated Slow-worm / Grass Snake population
- Habitat management measures to avoid harm to amphibians during construction, and in particular to incorporate amphibian-friendly features into development to minimise the risk of amphibians getting trapped in gully pots as they migrate to and from the pond
- Methods for control of Invasive Non-native Species such as Japanese Knotweed and Himalayan Balsam, if discovered during construction
- The number and location of enhancement measures in accordance with the 'Enhancements' section of the GI Group response
- Any other mitigation measures proposed by the GI Group in their group response, for example relating to trees, soils and landscaping, parks and POS, PRow and SuDS.

5.7 **Pollution Control**

The Pollution Control Officer provided the following comments :

5.7.1 The following information was submitted as part of the application:

Terrafirma (Wales) Ltd, March 2016; Geotechnical and Geo-environmental Report Ref: 13484.

- 5.7.2 The above report concludes that no contaminative risks to human health or the environment were identified. Consequently, based on their findings to date, no mitigation or remedial measures are required.
- 5.7.3 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.
- 5.7.4 Shared Regulatory Services requests the inclusion of the following conditions and informative statement in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan:

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

GGAT provided the following comments :

- 5.8.1 The proposal has an archaeological restraint.
- 5.8.2 Cotswold Archaeology conducted an archaeological evaluation of the proposed development area, followed by an archaeological excavation in 2006. The results of the work were published as "A Roman Enclosure at Crickhowell Road, Trowbridge Cardiff: Evaluation and Excavation 2005–6" in Archaeologia Cambrensis Volume 158.
- 5.8.3 The work recorded an Early Bronze Age pit, although the vast majority of the significant features dated to the Roman period. These included drainage ditches, a rectilinear enclosure (possibly used for stock management), an ironworking enclosure, numerous pits and postholes and a possible building. It was concluded that the excavation area lay on the periphery of a settlement, the focus of which may be located to the south.
- 5.8.4 Whilst the evaluation trenches were spread across the site, the excavation area was located in the southeast corner of the site. The features located in the excavation area have been fully preserved by record, although it is possible that associated features or structures are located in the wider development area and so be encountered during intrusive groundworks associated with the proposal.
- 5.8.5 Therefore it is our recommendation that a condition requiring the applicant to submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource should be attached to any consent granted by your Members.

5.9 Schools

Schools Services provided the following comments :

5.9.1 Schools services have sought a S106 contribution of £622,767. This is based on £511,273 for additional places plus proportionate land costs towards site(s) of new Welsh medium school provision being a further contribution of £111,494. The figure has been calculated using guidance in the Developer Contributions for School Facilities SPG

5.10 Noise and Air

The Pollution Control Officer advised that a Construction Site Noise Recommendation should be placed on the report, which it has been.

5.10.1 A construction site noise recommendation was made and placed on the report.

5.10.2 There were no comments from air pollution.

5.11 Waste

5.11.1 The Waste Management Officer raised no objections to the scheme and accepted the applicant's further explanation that the refuse details are included in the DAS pages 40– 41. All open market sale homes, where rear access isn't provided, have an integral bin store to their front porch. The affordable dwellings, where rear access is not possible, will have timber bin enclosures to their front gardens. All of the apartment blocks have dedicated bins stores, appropriately sized, as can be seen on the site layout.

5.11.2 Vehicle tracking was submitted considered acceptable. 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.

5.12 Parks

The Parks Officer provided the following comments :

5.12.1 Amended plans: Overall I welcome the changes to the design proposals following discussions on green infrastructure. These have made a significant improvement to the connectivity of the development and the designers have done much to address the points raised previously.

5.12.2 The connectivity of the green corridor is much improved and now provides a link to the wetland area. By relocating properties it has become possible to widen the buffer zone. I believe that properties 100 and 116 do impinge on the green corridor and would have been better omitted from the design.

5.12.3 Removing the existing reed/ditch from ownership in private properties is welcome as this will make maintenance and control of the reed much more

practical. Retaining them within the apartment grounds is reasonable as this will enable maintenance of the reed through the agreed management company/Council.

- 5.12.4 I agree with the decision not to provide a formal path along the south west boundary as this would encourage access behind properties, which could lead to problems with anti-social behaviour. However leaving it open allowing informal access by children seems reasonable, although this can be monitored. If problems occur, gates and fencing, allowing controlled maintenance access only, can be installed at a later date. The 2 footpaths connecting from the roads to external footpaths are welcome as this provides access off-site to other recreational facilities.
- 5.12.5 Eastern Corridor: I note the comments made by my colleague Matt Harris regarding the decrease in width of the green corridor. This is apparent next to the main entrance road, where highway footpaths have been included on either side of the road before the road enters into the homezone. Although the decrease in green infrastructure is regrettable I'm aware from discussions involving highways that the footpaths will provide much improved safety for people entering/leaving the developments, and gaining access to the central open space. Therefore I can't see an alternative option that would allow the green corridor to be restored to its original size.
- 5.12.6 Removal of some of the large existing trees from plots 104-107 is welcome following concerns about their long term dominance within small gardens, and difficulty in controlling maintenance,. Although this removes some of the green infrastructure link to the central open space, this has been offset by the addition of additional tree planting to create a green link to the south east corner of the open space.
- 5.12.7 The retained group of *Fraxinus excelsior* adjacent to plot 117 is still likely to cause issues of over-shading. However given the ongoing problem of ash dieback this issue may not be long term.
- 5.12.8 I welcome the changes to the open space, with the southern road being omitted (except where it provides access to properties 108 and 109. This means the open space feels less hemmed in by roads and is better connected to other footpaths. The diagonal footpath has been relocated away from the retained oak tree (where it would have been difficult to construct without damaging the root system).
- 5.12.9 Design of the SUDS area still provides a good asset within the site, as well as providing drainage.
- 5.12.10 There remains a question over the size and depth of area designated as a permanent water feature, particularly the section adjacent to the pond dipping platform which is located adjacent to one of the narrowest sections of water which may quickly become vegetated, thereby prevented the platform from being used successfully. The narrow sections of water will be much more prone to siltation and invasive vegetation, thereby requiring more frequent

management.

5.12.11 Regardless of the final management approach a detailed maintenance schedule and a management plan will be required.

5.13 Open Space Provision

5.13.1 As the public open space being provided on-site (0.35 hectares) does not reach the required total, the officer seeks 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, such as ABC Park, Cemaes Crescent POS, Coleford Drive and Heol Maes Eirwg. Based on the above assessment the contribution sought is £255,177. This calculation is based upon the LDP and Supplementary Planning Guidance for Open Space.

The open space requirement for the new population has been calculated as 0.96 ha of on-site open space based on the criteria set for Housing accommodation.

5.13.2 The on-site open space available for functional use includes:

- Central open space
- Open space containing trees
- Footpath and dipping platform in SUDS area as these provide public access and seating

5.13.3 Demand for usage of the existing open spaces would increase in the locality as a result of the development and therefore the Council considers it appropriate that an off-site contribution is made, calculated in accordance with the guidelines set out in the LDP.

5.13.4 Based on the 2009 Cardiff Council Open Space Survey there is a deficiency in the open space provision of 25.01 hectares in the Trowbridge 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.

5.14 Community Facilities

The Neighbourhood Regeneration Officer provided the following comments :

5.14.1 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'. If no onsite provision is proposed, a financial contribution is sought on residential developments containing 25 or more new dwellings where it has been identified that investment in community facilities will be required to meet the needs of the new population.

5.14.2 The formula in the SPG is based on the number of habitable rooms per dwellings and is calculated as a total of £142,634.

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 **Natural Resources Wales (NRW)**

NRW provided the following comments :

The submitted Design & Access Statement prepared by Pentan Architects, dated May 2016, and the submitted Report following a survey for reptiles and bats prepared by Just Mammals Consultancy, dated October 2014, identify recommendations which make future provision for European Protected Species (EPS).

We do not consider it likely the proposed development will result in a detriment to the maintenance of favourable conservation status of the European Protected Species present, provided measures are implemented and secured by way of planning conditions.

We advise an assessment/survey of any trees which may be affected by the proposals is carried out prior to work commencing. We recommend you seek the advice of your in-house ecologist to determine the surveys required to inform the planning application. The survey should be carried out in accordance with 'Bat Surveys for Professional Ecologists; Good Practice Guidelines 3rd Edition' published by the Bat Conservation Trust 2016, and the results used to inform the planning application. Please consult us again if any survey undertaken finds bats are present at the site and you require further advice from us.

If any bat roosts are found, work must stop immediately, and we should be contacted for further advice.

The Gwent Levels - Rumney and Peterstone SSSI lies approximately 160m to the south of the application site. The SSSI is notified for its range of aquatic plants and invertebrates associated with the reens and ditches of the drainage system. The special interests of the SSSI are dependent on the water quality, water quantity, the existence of the drainage system and its continued management. Any development which has an adverse impact on any of these factors will have an adverse impact on the wildlife for which the area was notified. There is a watercourse in the south east of the site that connects to Hendre Reen, an IDD viewed watercourse within SSSI.

We advise requirements are secured as conditions to overcome our significant concerns on the impacts to Gwent Levels - Rumney and Peterstone SSSI:

The application site lies partially within Zone C1, as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Our Flood Map information,

which is updated on a quarterly basis, confirms the site to be within the tidal outlines.

The submitted Flood Consequences Assessment (FCA) produced by Cambria Consulting Limited, ref. CC1583/100/REPO1/B, dated May 2016, is based upon outputs from a detailed flood risk mapping study supplied by Natural Resources Wales. The FCA shows, based on a lifetime of development of 100 years:

- The proposed development site is predicted to be flood free during a 0.5% (1 in 200 year) annual probability tidal flood event, with a breach of the defences;
- The proposed development site is predicted to be flood free during a 0.1% (1 in 1000 year) annual probability tidal flood event, with a breach of defences.

It should be noted Table 6.1 of the FCA is the extreme tidal node data provided by NRW. It does not take into account local topography and only gives an extreme tidal level. The detailed modelling undertaken as part of the Cardiff SFCA indicates the site is not at risk as no tidal flood event reaches the site.

The proposed development lies outside of the Internal Drainage District (IDD) area. However, the submitted drainage strategy produced by Cambria Consulting Limited, ref. CC1583/100/REPO1/B, dated May 2016, proposes to discharge surface water via a culvert in the south west corner of the site. This culvert discharges to Hendre Reen, an IDD watercourse within the Rumney and Peterstone SSSI. The Applicant should therefore note the proposed discharge of surface water to ordinary watercourse will require Land Drainage Consent from Natural Resources Wales.

A number of recommendations and advice to the developer in a letter from NRW was forwarded to the applicant.

6.2 **Welsh Water**

Welsh Water have provided wording for a condition and advisory notes to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets. Welsh water have no objection providing the condition is applied.

6.3 **South Wales Police**

The comments from South Wales Police are summarised as follows :

South Wales Police welcome the proposed layout as it promotes active street frontages and good levels of surveillance and welcome reference to inclusion of principles of Secured by Design.

The Design Out Crime Officer is satisfied with further clarification provided by the architects that community safety issues will be addressed in the development, with regards to boundaries, doors, service meters, parking areas,

lighting and achieving secured by design standards. The architects have confirmed in writing that they are meeting these standards and no further conditions are required.

6.4 **Health Board**

Comments from the Health Board are summarised as follows :

In terms of healthcare provision, the UHB would welcome discussions with the developer and Cardiff Council in order to support Willowbrook Surgery to prepare for the increase in patients from this development.

In terms of public health issues related to the layout, it was recommended that:

- The recommendations of the Road Safety Audit are implemented
- Further prioritise the pedestrian throughout the development, 20mph zones should cover the entire development and further use made of a variety of methods to reduce and control traffic speed (signage, road materials, design, layout, shared surfaces etc).
- Design in and provide formal and informal outdoor active play areas in addition to open spaces.
- Strengthen interconnectivity within the development and facilitate interconnectivity with other developments and facilities/services nearby.
- Adhere to the planning guidance that identifies minimum standards for outdoor playing space and distances to local provision of spaces and negotiate to ensure the open spaces are well maintained.
- Make available land for community food growing.

7. **REPRESENTATIONS**

7.1 The following representations as relevant to planning are as follows:

A resident on Trebanog Crescent (54 Trebanog Crescent) who backs onto the site requested that fencing of a good standard is built between the site and them.

7.2 A second representation (66 Trebang Crescent), said that:

I came to the resident consultation event at St Mellons hub to see the plans and my main concerns were about the opening of the foot path around the corner from me, I was told that the police were also concerned about this being opened, my other worry is the amount of traffic especially at rush hour as it is very busy now. I live on the corner of Trebanog Crescent and get a lot of cut through traffic, as the new super school will be opening in Trowbridge will my street be having any traffic calming measures to combat this as with 193 new accommodations this will definitely have an effect on my life.

7.3 A third representation (34 Ffordd Daniel Lewis) raised a number of concerns as follows:

Local Development Plan / Existing Outline Planning Permission: The increase

in density from 150 units in the LDP and Outline permission, to 193 units represents a significant increase of 29% and should be considered as material and negate the original outline planning consent.

The disproportionately high development density in the southern quarter of the site has 56 units in 20-25% of the total area available. The design, largely of 3 bed properties built in several long terraces, is a total design reversal to the rest of the site where the housing has been sympathetically arranged around green spaces and compact terraces.

The mid and northern sections of the development have significantly more garden space and green areas around their dwellings. This arrangement will provide a healthier living environment alongside a more child friendly and safer play areas.

The southern part of the development is considerably compacted and does not provide direct access to green space and children's play areas. In addition, garden areas offer very small gardening spaces. How does Cardiff Council believe that they have met their statutory requirements within the Well Being of Future Generations Act where, sustainability, equality and the creation of cohesive communities are core principles?

The homogenous external design template harks back to a 1960s / 70s approach to new developments that creates a mini ghetto of lacklustre aesthetic. It is acknowledged that housing developments of this era lacked design foresight and did not create cohesive communities so creating a whole site of this beige coloured brick does not reflect positively on Cardiff's objective to create vibrant communities.

Parking: Concerns regarding on-road parking within the estate. I [representation] appreciate the inherent irregular design of the gardens and paving creating a natural traffic calming deterrent; but, there does not seem to be a natural on-road deterrent to parking within turning areas etc within the design.

Access points: The number of access points to the western side of the development is a concern as the supplementary reports provided have not adequately addressed safety and anti-social behaviour issues previously raised.

Reens: The proposal to integrate part of the existing reën infrastructure (to the south eastern part of the site) within householder's gardens is a ridiculous and highly impractical suggestion which is likely to result in detrimental outcomes. The responsibility to maintain the on-site reën infrastructure falls squarely on Cardiff Council and should not be reassigned to a third party to ensure effective ongoing operation and maintenance of this important drainage / flood prevention feature.

Proposed Wetland Area / Drainage Strategy: As Hendre Lake park is within a 5-10 minute walk of the proposed Willowbrook West development why is there

a perceived need for another wetland area when an existing site is situated in such close proximity?

Flood Consequence Assessment and Drainage Strategy: The present state of disrepair and lack of maintenance for the existing drainage and watercourses within the site. The Residual Risks section of the report specifically highlights this as the most significant risk of flooding.

A medium risk of pluvial flooding from parts of the drainage network due to potential infrastructure blockage or overflow due to ongoing low maintenance.

The site is perceived to be vulnerable to inundation from overflows entering from Crickhowell Road to the north and the public right of way connected to Tresigin Road.

Dwr Cymru Welsh Waters response regarding water infrastructure is currently out of date and has not been reconfirmed within the report. Does this not represent a risk that you have not presented your current site design including the wetland area to the utility for a response? In tandem, the rise in development size may negatively impact on the utilities response including their S106 responsibilities?

The plans/drawings that have been submitted illustrate that the site level will be raised between 80-100 cm in relation to the surrounding area. However, no explanation is forthcoming in any of the associated reports regarding water run-off and mitigating drainage plans in relation to existing housing and walkways around the site. This raises a particular concern regarding the effect of rainwater run-off and an associated higher water table at the perimeter of the development seeping onto lower ground. As a result this is likely to adversely affect local resident's gardens and other associated areas.

Table 12.3 highlights minimal options for suitable SuDs techniques to be applied on-site.

The impact of the proposed wetlands area on existing dwellings is not addressed. The water table is extremely high and housing in the area already suffers from poor garden drainage. In tandem with the concerns above, the wetlands development is likely to have a negative affect for the following reasons:

- Increased insect life / odour which would adversely impact on quality of life of the existing residents;
- Act as a focus / catalyst for anti-social behaviour;
- Probable fly tipping;
- Wetlands feature would be used by traveller communities for horse grazing and watering.

The reports supplied do not detail the environmental approach to dealing with the untitled land to the southern edge of the development. This is an important area which provides ecological diversity and a safe haven / transit point for several species of protected wildlife including bats, sparrows and robins.

The Safety Report on 20th May highlights the potential need for additional road crossing points to the north and east of the site. I note the Council's response and would comment that the paths and walkways that you refer to along the perimeter of the north and east of the site are regularly flooded on both sides of Willowbrook Drive and represent a walking hazard due to poor drainage and maintenance.

7.4 **Other matters**

Other matters were raised by the third representation that are not reported in full in this report as they are not considered to be material to this application. They included matters in relation to the internal arrangement of open plan living style and the reported relocation of spoil from a housing association development on Trecinion Road.

8. **ANALYSIS**

- 8.1 Willowbrook West 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 circa 40 Council owned sites within Cardiff. Overall, this 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.
- 8.2 This application meets planning policy requirements of 30% affordable housing on greenfield sites.
- 8.3 The application is within the settlement boundary on the LDP proposals map, is surrounded by residential properties on all sides and has no special protection. The principle of residential development within the site has been established through previous outline consents.
- 8.4 Highways have reached agreement with the layout which includes access roads and homezone concept streets. The safety concerns with regards to the shared surface element in the vicinity of unit 159 have been overcome with a feature that segregates pedestrians and provides them from approaching vehicles.
- 8.5 The inclusion of additional turning heads in the vicinity of units 116 and 91-99 would impact on the green infrastructure, the footpaths and landscaping on the site. It is considered that there is sufficient means in the layout for home delivery vehicles to navigate the site.
- 8.6 Since the comments requesting a condition for a scheme for a zebra crossing for approval, Highways have agreed that a zebra crossing (or equivalent pedestrian crossing and traffic calming measures) for the site can be secured via a S106 contribution for £35,000.

- 8.7 There is a Public Rights of Way Strategy to help guide the future applications for diversion orders. This strategy allows for routes to be maintained through the new development. The PROW team have provided advice which has been included in the Conditions and Recommendations to ensure that the correct procedures are followed.
- 8.8 There is existing widespread tree coverage on the site. The layout allows for a significant percentage of 'A' and 'B' category trees to be retained. The development involves the loss of some trees to allow for a well designed street pattern and to ensure that residential amenity is not impacted on by overshadowing. Most of the trees that were identified as causing potential amenity issues on the original plans have been removed on the amended plans and replanted, with exception of one Oak along the eastern side of the development which partially covers the garden of plot 117. The visual amenity of this tree and the strength of the green corridor is considered to outweigh the partial impact on residential amenity in this location. The proposed tree planting mitigates the proposed losses in numerical terms and in terms of appropriateness in the context of the proposed layout.
- 8.9 Concerns from the tree officer have been overcome with regards to the raising of levels for the site and the potential impact on the health of the retained trees. The Arboricultural Method Statement and the Tree Protection Drawings have been updated with precautionary measures to adhere to during landscape works to ensure that the retained trees are adequately protected during construction and that level changes will not have a negative impact. It is considered that the ash and oak in the open space comprising retained elements of G3 and G4 fronting plots 38-43 will provide good amenity benefits and is of low likelihood of encouraging a lurking space/anti-social behaviour. On balance, the benefit of the trees is considered to outweigh the possible issues.
- 8.10 The precautionary construction measures that the tree officer listed have been added to the amended plans. Conditions were since recommended and have been integrated.
- 8.11 The overall principle and level of detail for the SUDS feature and the Drainage Strategy to deal with flooding on the site at Full Application Stage is considered to be acceptable in line with TAN 15.
- 8.12 The Council's drainage officer has asked for further details with regards to the drainage solutions as part of this application. The officer has concerns that there is not enough evidence provided to ensure that the SUDS could meet a sufficient standard of best practice, as it is set out exactly as on the plans. However, it is considered that the level of detail provided is good enough to meet the requirements in TAN 15. The officer has provided a list of conditions should the application be approved in order to agree details via condition. There are several different ways that SUDS features can operate and it is considered that these technical matters should be dealt with at Condition stage.
- 8.13 NRW and Welsh Water have provided advice for conditions and

recommendations which has been applied to ensure that surface water drainage is dealt with adequately, there is adequate flood prevention measures and that there is no detriment to existing residents, the environment, European Protected Species, SSSI, watercourses or to assets.

- 8.14 The ecologist and green infrastructure group (Public Rights of Way, Parks, Trees) initially raised a number of significant concerns on the first submitted layout and the lack of green infrastructure. In response to this, a set of amended plans were submitted to address this issue. The layout was redesigned to accommodate green infrastructure along both the east and west edges, as well as a stronger green connection between the central public open space and the wetland area. Green Infrastructure on the site includes central public open space, retention of some mature trees, a range of small, medium and large new tree planting, comprehensive landscaping and a wetland area. Whilst the ecologist still seeks a wider green corridor on the east side, this needs to be balanced with the highway safety advice from highways to include footpaths alongside the highway for access and is therefore considered acceptable.
- 8.15 The ecologist requested that the mitigation measures for the existing green infrastructure may be conditioned as a single GI Mitigation Strategy. It was considered that whilst many of the issues overlap, the mechanism to discharge these conditions would be clearer and more straightforward if the measures were mainly dealt with separately under ecology, trees and landscaping and conditions have been added accordingly.
- 8.16 Additional information on bat roost surveys and Non-native Invasive Species has been received to the ecologist's satisfaction. The ecologist also welcomed the bat flight surveys and linked habitat corridors that will be retained. It is therefore considered that the layout will provide good habitat connectivity and green infrastructure.
- 8.17 A number of conditions have been added to deal with Pollution Control.
- 8.18 A condition has been included to address the archaeological constraint on the site. A detailed written scheme of investigation for a programme of archaeological work has been required to protect the archaeological resource.
- 8.19 The waste management arrangements are satisfactory.
- 8.20 In terms on open space, the wetland area to the south of the site will provide a number of benefits for the area, including a sustainable drainage feature, a recreational and learning facility, and an ecological habitat that links into green infrastructure corridors.
- 8.21 The central open space and the wetland area form beneficial landscaping assets for the development. It will also provide some recreational benefits. The central open space is well connected to footpaths for access. The exact size and depth of the SUDS features and the maintenance will be agreed through condition.

- 8.22 South Wales Police have welcomed the proposed layout as it promotes active street frontages and good levels of surveillance. They also welcome reference to inclusion of principles of Secured by Design.
- 8.23 The police officer made some recommendations with regards to boundaries, doors, service meters, parking areas, lighting and achieving secured by design standards. These recommendations will be implemented and have been confirmed in writing.
- 8.24 In terms of funding sought to support ongoing healthcare, there will not be any S106 contributions allocated. Contributions can only be sought under KP6 and KP7 of the LDP for capital projects where it can be demonstrated that in order to make the development acceptable, it is necessary to expand the size of the existing GP surgery or provide a new surgery. Given that the request was for ongoing revenue costs, this is not applicable.
- 8.25 In terms of the other health board recommendations, many of these can be evidenced in the amended plans, namely, pedestrian priority streets, measures to control traffic speed, formal and informal outdoor active play areas, good connectivity within the development and improved connectivity to nearby services. Parks services have provided comments on the outdoor playing space standards in line with the Open Space SPG.
- 8.26 Three representations were received on the original submitted plans, one neutral and two objections.
- 8.27 No representations were received on the amended plans.
- 8.28 With regards to the first representation, the approach by the developer is that they will look at each fence and talk to each neighbour on a case by case basis. If the existing fence is recently installed, robust and completely free of rot, it will be left alone. If not, fences will be replaced with a new 1.8m high close-boarded timber fence. In areas where the legal boundary line is buried deep in hedge that is being retained as part of the green infrastructure, this may prevent installation of a new fence. Often the hedge can be five or more metres thick and in this case, the developers would not cut down the hedge to put a fence up, as the ecological corridors need to be maintained.
- 8.29 With regards to the second representation, the footpath is an existing public right of way which is currently overgrown and subject to flytipping. As part of the development, the intention is that the access for the public right of way will be retained and a diversion order will be applied for so that people can walk through the area to access community facilities and create good walking links through to the wetland area and the wider neighbourhood. The footpath will be overlooked with housing where possible to discourage antisocial behaviour and the overgrown areas will be cut back to make the footpath more open whilst retaining enough planting to retain an ecological corridor. The south wales police have commented on the application and have raised no concerns.

- 8.30 In relation to the highway safety concerns raised, Highways advises that the great majority of the vehicle movements that will be generated by the proposed development will be via Willowbrook Drive and Crickhowell Road. This is unlikely to have any adverse impact on existing traffic conditions on Trebanog Crescent to any significant degree – notwithstanding the pending Eastern High School development. Whilst a School Safety Zone is to be provided on Trowbridge Road in association with the new school, the provision of traffic calming on Trebanog Crescent in conjunction with this residential development could not be justified.
- 8.31 With regards to the third representation, the increase in density from 150 units in the previous outline permission and 193 is a material consideration and has been considered. Whilst it is an increase in units, the design, architecture, layout and landscaping features for the site are all positive for the new community and will benefit wider neighbourhood cohesion. The number of units proposed for the outline permission was an indicative number and this established the principle of residential development. The Outline is now lapsed and a new application for full planning permission is sought and should be considered on its own merits. The proposal makes efficient use of the land for residential development, whilst also retaining areas for ecology corridors, public open space and a wetland area.
- 8.32 It is noted that there is slightly higher density in the south-east of the site. The long terraces on this street are considered to be well designed, create enclosure for the street and are suitable for a homezone concept which will be safe for children to play, as cars will be reduced to approximately 10mph. The street scene has a different character to the remainder of the site which helps to aid legibility.
- 8.33 The houses in the middle of the terraces (the furthest points away) are 220m away from the central green open space (approximately 2-3minute walk). The same units are approximately 80m away from the Wetland Area. This is considered to be very close. The garden areas are generous and are all above the minimum 50sqm stipulated in the Residential Design Guide SPG. They range from approximately 66.5sqm to 84sqm. The requirements in the Well Being of Future Generations Act are incorporated into Planning Policy Wales and this layout is considered to meet planning policy.
- 8.34 The development is considered to be high quality contemporary suburban design with a number of different housing types and architecture. The houses will be unified through the use of two-types of buff brick, one a multi brick with visual depth, and a sharper edged smoother brick in a much lighter shade to create a brick banding feature to the ground floor. The variation in architecture, roof forms, porches and detailing on streets will bring different characteristics, atmospheres and legibility throughout the site. The eaves are tightly clipped and verges are mortar bedded, and the windows will be grey UPVC to give an appearance of a contemporary aesthetic. The materials between the affordable and open-market houses are designed to be tenure blind. In terms of environmental sustainability, the dwellings will adopt a standard to achieve 17% uplift in building performance over Part L of the Building Regulations

Wales 2014.

- 8.35 There is a parking strategy that provides sufficient parking spaces for the development, both on plot and in visitor bays. Parking within turning areas is therefore not considered to be a likely issue.
- 8.36 The two access points to the west of the site (in addition to the northerly access) are considered acceptable. These access points connect directly into the existing footpath network and will allow residents to walk to school and facilities which creates healthy neighbourhoods. The South Wales Police have commented on the layout, they are supportive and they have not raised any concerns.
- 8.37 The amended plans have addressed the issue of the previous integration of the existing reën structure into a few gardens to the south-east corner of the site. The Drainage Plans and Flood Consequences Strategy do not require the use of the reëns. A management and maintenance plan for the remainder of the reën structure on the site has been conditioned.
- 8.38 The concerns over the historical management of the site made by the resident are noted.
- 8.39 In terms of the detail of the Flood Consequences Report and the amended plans, the applicant's drainage experts have provided further feedback in relation to this, and has been agreed with the Council's drainage officer.
- 8.40 The applicants have confirmed that recently a CCTV survey was undertaken from the headwall at the south end of the development site through the culvert crossing Trecinon Road to the outfall into the Reën system. This CCTV showed a 'belly' in the culvert and is likely the source of the "poor drainage and water logging being experienced by the housing to the south of the site.
- 8.41 The Flood Consequences Assessment goes into details with regards to the how the drainage will be dealt with and demonstrates that there is no historic evidence of groundwater flooding on the site.
- 8.42 Welsh Water have provided a response to this application and the relevant conditions applied.
- 8.43 As part of the proposed works the ground level within the site will increase, however the proposed external levels design will ensure local grading mitigates the effects and impact of flooding and an effective design solution will consider drainage performance in conjunction with external level proposals.
- 8.44 Following the introduction of the proposed attenuation and SUDS enhancements the proposed development will stand to reduce flood risk to neighbouring / downstream properties. Allowance for climate change will be incorporated into the design to ensure the longevity and robustness of the infrastructure serving the proposed development.

- 8.45 It is acknowledged that the representee reports that presently the watercourses on site are poorly maintained, silted up and blocked with significant amounts of debris. However, post development these watercourses will benefit from better maintenance access and improved maintenance regimes. This would provide betterment to the properties immediately adjacent the western and southern boundaries.
- 8.46 The details of the wetland feature will be designed in accordance with the recommended condition, in association with parks services, drainage and ecology. Whilst there will be increased biodiversity, this is considered to be an asset and will be designed accordingly to be a well-utilised community asset. The features being directly overlooked by housing which will help to minimise any anti-social behaviour.
- 8.47 The area to the south of the site which the representee refers to as untitled land is outside the application boundary. The ecologist and the Welsh Water have been consulted in relation to this application and the proposal should not have a negative impact on any surrounding biodiversity.
- 8.48 This report seeks a S106 contribution for a new crossing point along Willowbrook Drive. When engineering drawings are drawn up, the engineers can review the surrounding drainage of the paths, footways in association with the drainage information.
- 8.49 Whilst a number of concerns have been raised by the representees, it is considered that the site will be well-designed, create a good residential area with amenity areas to benefit the wider neighbourhood and that sufficient technical reassurances have been provided to deal with drainage.

9. **S106 REQUIREMENTS AND VIABILITY**

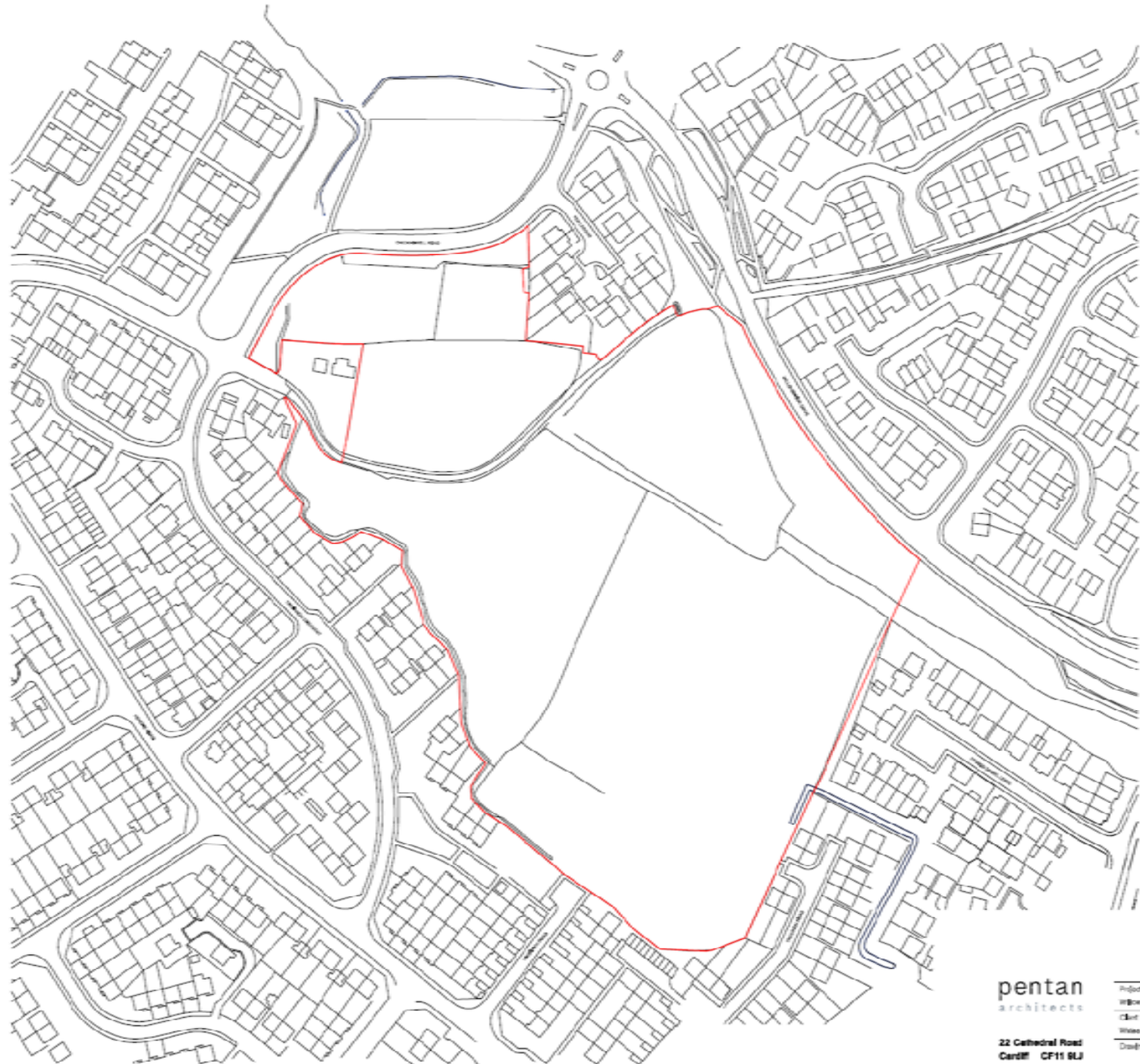
- 9.1 The following obligations have been agreed to mitigate any significant adverse impacts of the proposed development and to provide essential, enabling and necessary infrastructure as defined within LDP policies KP6 and KP7.
- 9.2 In identifying the nature and quantum of infrastructure provision, 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:

- 30% affordable housing on-site, comprising of affordable homes to be offered to the Council for social rent;
- £55,000 towards commuted sums;
- £35,000 towards local highways improvements (pedestrian crossing);
- £91,000 towards school provision.
- 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.



Revisions

pentan
architects

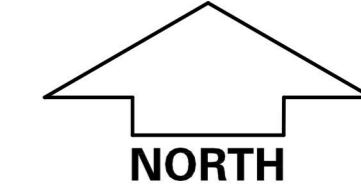
22 Cathedral Road
Cardiff CF11 9LJ
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Project: Winton Park West, St. Leonards
Client: Winton Living Homes
Drawing Title: Site Location Plan

Date: May '16
Scale: 1:1000 @ A2
Drawing No.: 3.512_PA_031
Rev: -



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



NOTE
 Location of proposed pedestrian crossing on Willowbrook Drive to be agreed with CCC.

KEY	TENURE	HOUSE TYPE	AREA	NO. (AFF)	NO. (GMS)	TOTAL
H01	OPEN MARKET SALE	2 BED 4 PERSON	66.4m ²	-	7	
H02	OPEN MARKET SALE	2 BED 4 PERSON	66.4m ²	-	7	
H03	OPEN MARKET SALE	3 BED 5 PERSON	80m ²	-	6	
H04	OPEN MARKET SALE	3 BED 5 PERSON	80m ²	-	40	
H05	OPEN MARKET SALE	3 BED 5 PERSON	80m ²	-	18	
H06	OPEN MARKET SALE	4 BED 7 PERSON	111.6m ²	-	15	
H07	OPEN MARKET SALE	4 BED 7 PERSON	111.5m ²	-	11	
A01	AFFORDABLE	2 BED 4 PERSON	85m ²	8	-	
A02	AFFORDABLE	3 BED 5 PERSON	95m ²	6	-	
A03	AFFORDABLE	3 BED 5 PERSON	95m ²	5	-	
A04	AFFORDABLE	2 BED 4 PERSON	85m ²	4	-	
A05	AFFORDABLE	2 BED 4 PERSON	85m ²	3	-	
A06	AFFORDABLE	2 BED 3 PERSON	62.5m ²	15	-	
A07	OPEN MARKET SALE	2 BED 3 PERSON	60m ²	-	21	
A08	AFFORDABLE	1 BED 2 PERSON	53m ²	-	18	
A09	OPEN MARKET SALE	1 BED 2 PERSON	48m ²	-	9	
			58	134	192	

- LANDSCAPING MATERIALS**
- A Black Paving - Light
 - B Black Paving - Dark
 - C Fine grade kerbs; or precast concrete chippings to be agreed with CCC Planners and Highways
 - D Concrete paving slabs - Colour TBC
 - E Hedges (Compressed Stone Dust)
 - F Turf surface
- NOTE: Kerbs to be agreed with CCC Planners and Highways.
- BOUNDARY TYPES**
- Boundary Type 1: 100mm high brickwork wall with feature signage (Development name to Crickhowell Road entrance / brand surface to approach to central green space)
 - Boundary Type 2: 1200mm high post and rail timber fence.
 - Boundary Type 3: 2100mm brickwork wall to boundaries to public open spaces. Feature banding to tie in with building elevations.
 - Boundary Type 4: 2100mm close boarded fencing to boundaries with public open spaces where tree root protection is necessary / bridging of watercourses.
 - Boundary Type 5: All other boundaries to back gardens to be 1800mm close boarded fencing.
 - Brickwork retaining walls.
 - Existing fences to site boundary to be retained, or replaced if in poor condition.
- SYMBOLS**
- ⊙ Plot numbers.
 - ⊙ Dwelling types.
 - ⊙ Car parking space allocation.
 - ⊙ Garden shed.
 - ⊙ Rotary Dyer.
 - ⊙ Proposed small tree.
 - ⊙ Proposed medium tree.
 - ⊙ Proposed medium large or large tree.
 - ⊙ Existing tree to be retained.
 - ⊙ Planted areas.
 - ⊙ Timber bin enclosure.
 - ⊙ Site boundary.
 - ⊙ Existing tree to be removed.
 - ⊙ Existing watercourse flood in access retained to NRW watercourse off site.
 - ⊙ Timber posts / Bolards 300x300mm
 - ⊙ Indicative Street Light



View into the scheme from entrance off Willowbrook Drive, looking towards our central green space.