

COMMITTEE DATE: 14/08/2019

APPLICATION No. **19/01733/MJR** APPLICATION DATE: 14/06/2019

ED: **PONTPRENAU/ST MELLONS**

APP: TYPE: Reserved Matters

APPLICANT: Persimmon Homes

LOCATION: PHASE 2, LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF, BRIDGE ROAD, OLD ST MELLONS

PROPOSAL: RESERVED MATTERS IN RESPECT OF 13/00578/DCO (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOR PHASE 2 OF ST EDERYNS VILLAGE COMPRISING OF 57 DWELLINGS WITH ASSOCIATED LANDSCAPING LAND RE-PROFILING ACCESS AND HIGHWAY WORKS AND DISCHARGE OF CONDITIONS 15, 22 AND 23 OF THE OUTLINE CONSENT

RECOMMENDATION 1 : That reserved matters consent and the partial discharge of conditions 15, 22 and 23 in respect of phase 2 be **GRANTED** subject to the following conditions:

1. This approval is in respect of the following drawings and documents :
 - Site location plan SL-01(b)Rev00
 - Replan of Plots SP-04(b) Rev05
 - Boundary Treatment SP-11 Rev03
 - Storey Height plan SP-10 Rev02
 - Material Treatment Plan SP-12 Rev03
 - Refuse Strategy Plan SP-13 Rev02
 - Street Scenes SS-01 RevA
 - Soft Landscaping Proposal TDA 2278.01
 - Tree Pit Detail TDA2108.23
 - Tree Pit Detail TDA2108.24
 - Single Garage SGD_CC_01
 - Lumley LY-WD17 RevN
 - Greyfriars 13120/6008.4 B
 - Greyfriars 13120/6008.3 B
 - Bickleigh 13120/6005 B
 - Alnwick 13120/6002 B
 - Hanbury 13120/6003 B
 - Rufford RF-WD17 Rev T
 - Hatfield 13120/6006 B
 - Clayton Corner 13120/6007.2 B
 - Roseberry 13120/6009 B
 - Chedworth 13120/6011 B
 - Addendum to Bat Box Location 618 Rev00
 - Engineering Plan 10134_001_01W

- Landscape Specification & Management Plan

Reason: To avoid doubt and confusion as to the approved plans for this development.

2. Screen walls shown on the approved layout drawing ref SP-11-Rev03 that adjoin the highway shall be constructed prior to the occupation of the dwelling that such means of enclosure would serve.
Reason: In the interests of the privacy of future occupiers and /or the visual amenities of the area (LDP policy KP5).
3. Notwithstanding condition 2 above and A1 of Class A of Part 2 of the Town and Country (General Permitted Development) Order 1995 (as amended) no means of enclosure shall be erected facing a public highway unless otherwise identified on drawing ref SP-11-Rev03 or without the prior written approval of the Local Planning Authority.
Reason: In the interests of visual amenities (LDP policy KP5).
4. Prior to the construction of any screen wall or retaining wall details of the materials to be used on any such wall visible from a highway shall be submitted to and approved by the Local Planning Authority and shall then be constructed in accordance with the approved details.
Reason: In the interests of visual amenities (LDP policy KP5).
5. No dwelling shall be occupied until the car parking space, and/or garage that serve it has been provided.
Reason: To ensure sufficient off street parking has been provided to serve each dwelling and in the interests of visual amenities (LDP policy T5).
6. The approved landscaping details shall be implemented during the first landscaping season following the development being brought into beneficial use.
Reason: In the interests of visual amenities (LDP policy KP5).
7. Notwithstanding drawing SP-04(b) Rev 02 a pedestrian link between the private drives in front of plots 693 and 696 shall be constructed prior to plot 695 being brought into beneficial use.
Reason: To encourage permeability (LDP policy KP5).
8. Prior to any dwelling being brought into beneficial use details of secure and covered cycle provision in accordance with the local planning authority's Managing Transportation Impacts (Incorporating Parking Standards) shall be submitted for the approval of the local planning authority and implemented as approved.
Reason: To encourage cycle use (LDP policies KP5 and T1).
9. The partial discharge of conditions 15, 22 and 23 of 13/00578 relates solely to Phase 2 (b) of this development as defined by the site area shown on drawing ref SL-01(b)Rev00.

Reason: To avoid doubt and confusion as to the extent of this consent.

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

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

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The proposal is a reserved matters application for 57 dwellings. 18 would be 4 bedroom, 28 would be 3 bedroom, and 11 would be 2 bedroom. There would be 28 detached, 22 semi-detached and two short terraces (7 dwellings). The dwellings would be from the same palette of Persimmon house types previously approved elsewhere within the St Ederyn development.
- 1.2 Most of the dwellings would be 2 storeys but at focal points next to a junction there would be four 3 storey dwellings and four 2 1/2 storey dwellings next to two other junctions within this site.
- 1.3 The publicly visible elevations of 20 of the dwellings will be finished in a combination of Edenthal Clarence red brick with render sections. 32 of the dwellings would be finished in natural white or grey render and 5 finished in Oakthorpe red for focal buildings. The roofs would be grey. The colour of doors, windows, guttering, fascia boarding and cedar boarding would all be black. The materials to be used will match those used in the houses to the south. All of the garages will be finished in Edenthal Clarence red brick.
- 1.4 The dwellings facing the riverside park would be separated from it by 1.2m high railings to match those used for the dwellings to the south.
- 1.5 The application has been accompanied by a Non Technical Summary as the outline application was accompanied by an Environmental Statement. The applicant in his NTS states at paragraphs 12.5-12.8:

“In accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended), and as the proposal does not raise any additional significant environmental effects beyond those which were previously considered under the Outline Permission ES, it is not considered that a further addendum to the previous ES need be undertaken. This

NTS summarises the additional details submitted pursuant to the RM submission and any mitigation measures recommended as part of planning permission reference 13/00578/DCO.

The development of this site is considered to be important in meeting Cardiff Council's housing targets and addressing housing need.

The proposed development has considered relevant environmental issues including ecology, highways, landscape, hydrology, air quality and noise. In each respect the conclusion has been reached that there that need consideration, and that appropriate mitigation measures have been incorporated to ensure that impacts will be minimised.

Overall, the general conclusion reached that there are adequate mitigation measures available to ensure that the development described could proceed without giving rise to unacceptable environmental effects. The mitigation measures proposed would not have any adverse residual effects on the existing environment and will ensure that Cardiff's housing provision is enhanced."

- 1.6 Conditions 15, 22 and 23 are in respect of landscaping and noise that were attached to the outline consent.

2. **DESCRIPTION OF SITE**

- 2.1 The application site was fully described in the report on the outline planning application 13/0578, which was the subject of reports to the Planning Committee in 2013 and 2014. To recap the site covered by the outline consent is located in the north east of the city, bordered by the M4 to the north, the A48 to the south and A4232 to the west. The eastern boundary of the site extends beyond the River Rhymney towards Old St Mellons. No residential development would take place to the east of the River Rhymney or on the river's western bank as this land would be used for a riverside park with an adventure play area and extension to the Rhymney Trail.
- 2.1 The current reserved matters submission is in respect of land forming the northern part of Phase 2.
- 2.2 This reserved matters application is set back from the spine road behind dwellings that are under construction.
- 2.4. Most of the land to be developed as part of this phase slopes from west to east and has been cleared.
- 2.5 Dwellings are under construction to the south and west of the application site. A belt of new tree planting has taken place to the east of the application site and to the west of the river Rhymney.

3. **PLANNING HISTORY**

- 3.1 Outline planning permission (ref 13/0578) was granted on 1 August 2014 for up to 1020 new homes, village centre (comprising retail, employment and community uses), play areas and allotments; 2 form entry primary school, riverside park including extensions to Rhymney trail, all with associated landscaping, land re-profiling, access (vehicular, cycle and pedestrian) and highway works. This application was accompanied by an Environmental Statement and was the subject of conditions and a Section 106 agreement. The S106 Agreement covers various elements such as a riverside park (on either side of the Rhymney), junior school, community facilities, allotments, allotment building, community orchard, that are to be provided when triggers, based on differing occupation numbers, are met.

(The approval of the St Ederyn development preceded the approval of the Local Development Plan and SPGs approved since 2017).

- 3.2 Reserved matters consent for 130 dwellings for a combined Persimmon and Charles Church housing scheme was granted on the current application site and land to the south on 6/9/17 (17/00488/MJR). Approximately three quarters of this phase has been or is being built. The finishes of the Persimmon dwellings were different from the finishes to the Charles Church dwellings. In the main the Persimmon dwellings have less bedrooms than the Charles Church dwellings. The Hanbury, Bickleigh, Clayton (all 3 bedrooms) and Greyfriars (4 bedrooms) were among the Persimmon dwelling types approved at that time (and are included amongst the house types currently proposed)
- 3.3 Reserved matters consent 14/02556/MJR for 452 dwellings was granted in 13/05/2015 for the southern part of the overall site.
- 3.4 Reserved matters consent 17/01787/MJR for 244 dwellings was granted in 13/05/2015 for a central part of the overall site.
- 3.5 There have been numerous applications to address conditions, non-material amendments and for another phase of the development to the north west of the current proposal (19/00235/MJR).

4. **POLICY FRAMEWORK**

- 4.1 The policy issues in respect of the principle of development were fully examined when the outline planning permission was considered by the Planning Committee. The current application raises no new policy issues from those identified with the outline application and since the approval of the LDP that affect the determination of this submission.
- 4.2 The site forms part of the land allocated as a strategic site for development under Policy KP2(G) of the LDP.
- 4.3 Cardiff Local Development Plan (January 2016):

KP1 Level of Growth

KP2 (G) Strategic Sites - East of Pontprennau Link Road
KP5 Good Quality and Sustainable Design
KP6 New Infrastructure
KP8 Sustainable Transport
KP12 Waste
KP14 Healthy Living
KP15 Climate Change
EN4 River Corridors
EN6 Ecological Networks and Features of Importance for Biodiversity
EN7 Priority Habitats and Species
EN8 Trees, Woodland and Hedgerows
EN9 Conservation of the Historic Environment
EN13 Air, Noise, Light Pollution and Land Contamination
T1 Walking and Cycling
T2 Strategic Rapid Transit and Bus Corridor Enhancement
T5 Managing Transport Impacts
T6 Impact on Transport Networks and Services
T7 Strategic Transportation Infrastructure
C3 Community Safety/Creating Safe Environments
C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport
W2 Provision for Waste Management Facilities in Development

4.4 Supplementary Planning Guidance:

Green Infrastructure
Ecology & Biodiversity Technical Guidance Note
Trees And Development Technical Guidance Note
River Corridors Technical Guidance Note
Protection And Provision Of Open Space In New Developments Technical Guidance Note
Soils And Development Technical Guidance Note
Managing Transportation Impacts (Incorporating Parking Standards)
Residential Design Guide
Waste Collection and Storage Facilities

4.5 Planning Policy Wales, Edition 10 (December 2018).

5. **INTERNAL CONSULTEES RESPONSES**

5.1 Contamination Officer states:

No comments are made in relation to this reserved matters application.

5.2 Following the receipt of amended plans to address matters the Tree Officer identified he has no adverse observations.

5.3 The Transport Officer states:

The proposed road layouts offer 2m footways either side of the carriageway on what is assumed to be adopted highway.

There are areas of block paved residential road (assumed to be private roads) leading to private drive areas. The paved roads do not offer dedicated footways. The council would expect the shared areas to offer the pedestrian a safe area, of a minimum 2m in width. This should be incorporated into the proposed design. Although it should be noted that the shared / private areas serve more than 5 properties. The design should be reviewed to ensure that such facilities serve a maximum of 5 properties.

There are two 3m in width footway links to the south and south-west of the area leading to the spine road and southern residential areas. The link to the spine road has a section of steps. It is accepted that steps will be required to accommodate the local topography.

It should be noted that the proposal differs from the masterplan, which provided full access in a north & south direction at this point. The route was designated as "secondary access" in the Design Statement Report. It is considered important that the remaining access provide full cycle access through the proposed link (described as footway on plan).

There appears to be a missing link (ped / cycle) between the northern and southern sections of the layout. Should a link not be provided it is considered likely that a muddy path will develop to facilitate links.

Parking & Driveways.

The proposed drives for No. 466 need to be amended as they appear to link the highway at a junction and across the table ramp.

The drive for No. 467 is too long. Can the garage be omitted?

The parking areas for No. 491 are dislocated from the property. Why are they not adj to the property? This seems an awkward arrangement but it will be for the purchaser to decide whether this arrangement is acceptable.

Likewise, can the parking provision for No. 705 be reviewed to remove the dislocation, particularly as the end of the garden has a retaining structure. This seems an awkward arrangement but it will be for the purchaser to decide whether this arrangement is acceptable.

It is also noted that a number of the properties do not appear to be offering step free access to the rear of the house. How will the property owner move their bins and cycles?

No cycle parking facilities shown for any properties. Minimum requirement 1 secure & covered cycle parking space per bedroom.

Non-Tech Summary Doc

No new transportation material provided. Therefore no comment.

Design Statement

Access & Movement – States that much of the development is within 240m of a

bus stop as “shown on plan”. Plan isochrones illustrate as crow flies distances to proposed bus stops, not actual.

5.4 (a) The Waste Officer says that the Refuse Plan is fine.

(b) The Waste Officer in response to the Transport Officer’s comments states the worse case scenario we could give the properties with stepped access a bag collection rather than a bin which would make it easier for them. However most residents can manage the bins up and down a few steps.

Waste Management will not be responsible for damage to block paving however there seems to be an adequate turning head here for vehicles to manoeuvre.

6. **EXTERNAL CONSULTEES RESPONSES**

6.1 NRW states:

We have no objection to the application as submitted. We provide the following advice.

The redline boundary of the site shown on the submitted drawings is restricted to a small proportion of the previously proposed site for Phase 2. The application information shows the proposed site comprises built development only, does not contain soft landscaping and does not extend into the significant vegetated corridor to be created to the east along the River Rhymney. We therefore have no objection to the reserved matters application or to the discharge of condition 15.

We have no comments to make in relation to the discharge of conditions 22 and 23.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents relevant to their development. Please refer to our website for further details.

6.2 GGAT states:

We note that the programme of archaeological work, as recommended in our initial response to the application 12/99578/DCO, was initiated and included phases of geophysical survey, field evaluation trenching, and excavation. This reserved matters application does not cause any change to the completion of this.

The discharge of conditions does not relate to any condition relating to the historic environment and we therefore have no comment to make.

6.3 Wales and West Utilities have provided a plan which shows no gas pipeline within the site.

6.4 South Wales Police state:

The Design and Access Statement has very little information of how the applicant intends to address any issues regarding community safety and security throughout the development

Recommendations

Though South Wales Police have no objection to this development they would wish for the contents of this report to be given due consideration and would like to make the following recommendations;

General Layout

1. Excessive permeability should be avoided with too many entrances into the site. Adequate links should be designed safe with high levels of surveillance and good lighting. Reason: *to encourage high use and provide safety and security to residents.*
2. Street lighting should comply with BS 5489:2013.
In order to maximize opportunities for surveillance and minimize the fear of crime it is necessary to provide an adequate lighting system. Lighting should be designed to provide a uniform spread of light, clear colour rendition, avoid deep shadows and minimise light pollution. Luminaries should be sturdy and resistant to vandalism, tampering and adverse weather conditions. Reason: *to enhance surveillance and reduce the risk and fear of crime.*
3. All communal areas and vehicle parking needs to be well lit. Reason: *to comply with Building Regulations Approved Document Q Security of Dwellings (Wales) effective on all developments from 18th November 2018.*
4. Trees and shrubs should be positioned away from the buildings giving a clear and unobstructed view of the boundary. All shrubs and hedges should have a maximum growth height of 1mtr, whilst all trees should be pruned up to a minimum height of 2mtrs, thereby maintaining a clear field of vision around the site. Mature trees should not mask lighting columns nor become climbing aids. Reason: *to enhance surveillance and reduce the risk and fear of crime.*
5. Ensure that all hard landscaping features such as coping stones, pavers etc. and street furniture are securely fixed and cannot be removed and used for criminal purposes. Reason: *to reduce damage and anti-social behaviour.*

Housing

1. All houses should be provided with defensible space to front. Reason: *to define private and semi-private space and prevent persons approaching windows.*

2. Vehicle parking for the houses should be located in curtilage if possible. If not practical, parking spaces should be located to the front of the vehicle owner's house in view of a habitual room (kitchen or living room). Reason: *to prevent theft and damage.*
3. Access to the rear of the houses should be denied by utilising fencing to at least 1.8mtrs high. If the rear garden is adjacent to open or public areas the fence should be 2.1mtrs high. Reason: *to prevent unauthorised entry and protect resident's property.*
4. Access to the rear gardens should be protected by a lockable gate which is constructed to the same height as the fencing and located as near as possible to the front building line. Reason: *to prevent unauthorised and entry and protect residents property.*
5. Ground floor windows and those easily accessible should comply with PAS24: 2016. Reason: *to comply with Building Regulations Approved Document Q Security of Dwellings (Wales) effective on all developments from 18th November 2018.*
6. External doors should comply with PAS 24 2016. Reason: *to comply with Building Regulations Approved Document Q Security of Dwellings (Wales) effective on all developments from 18th November 2018.*
7. Utility meters should be located externally and to the front of the houses. Reason: *to reduce the opportunity for distraction callers.*
8. Dusk to dawn lighting should be installed to the front and rear doors of the building. Reason: *to reduce the risk and fear of crime.*

South Wales Police would ask that these comments are forwarded to developers and are happy to provide assistance to developers to achieve the above.

Secured by Design

South Wales Police operates the Secure by Design (SBD) initiative and is a National Police Chiefs Council and Home Office scheme which promotes the inclusion of crime prevention measures into developments. A safe and secure environment is the prime objective of the Secured by Design initiative. To achieve this result, equal weight should be given to both environmental design and physical security.

For further information on Secured by Design standards please visit the website on www.securedbydesign.com

Policy Support

- The Crime & Disorder Act 1998 created a statutory partnership between local authorities, the police and other key partners to work together in reducing crime and disorder in all aspects of their work.
- Section 17 of the Act states:

“It is the duty of the authority to exercise its various functions with due regard to the likely effect on crime and disorder in its area and the need to do all that it reasonably can to prevent crime and disorder.”

- TAN 12 Design. Para 5.17.1 “Local authorities are required to have due regard to crime and disorder prevention in the exercise of their functions under Section 17 of the Crime and Disorder Act 1998. Consideration should be given to practical ways in which the design of development can reduce opportunities for crime, disorder and anti-social behaviour.”
- Planning Policy Wales
 - 4.10.12 Local Authorities under Legal Obligation to consider the need to prevent and reduce crime and disorder.....
 - 8.2.1. – Transport – Provision of safe, convenient and well signed routes
 - 9.1.1. –Housing – Objective to provide homes that are in good condition, in safe neighbourhoods and sustainable communities
 - 9.1.2. Housing – Greater emphasis on quality, good design, and the creation of places to live that are safe and attractive

6.5 Welsh Water states:

We have no objection to the application for approval of the reserved matters subject to compliance with the requirements of the drainage conditions imposed on the outline planning permission, and the subsequent applications to vary the conditions thereon.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

7. **REPRESENTATIONS**

- 7.1 This application has been advertised on site and in the press. The local members, community council and nearby residents have been notified of this application. The consultation/publicity period expired on 25/07/2019.
- 7.2 Councillors D Rees and J Williams have requested that this application be heard by the Planning Committee and that a Committee site visit take place.

They state:

Just to confirm we wish this matter to go to Planning Committee for material planning considerations regarding access arrangements, public transport concerns, lack of connectivity, quality of design, size of the plots, parking provision, loss of greenfield development

- 7.3 No objections have been received from the community council, local residents and local businesses to date.

8. **ANALYSIS**

- 8.1 The local planning authority is required to consider whether the details submitted with this reserved matters application are satisfactory and accord with the outline consent.
- 8.2 The approved outline development was EIA development and, therefore, the application to discharge the condition is treated as a 'subsequent application' under the 2017 EIA Regulations. It is considered that the environmental information set out in the Environmental Statement and its addendum, submitted in support of the outline application, is adequate to assess the environmental effects of the proposal.
- 8.3 The material submitted to discharge conditions 15, 22 and 23 does not raise any significant environmental effects beyond those which were previously considered in the Environmental Statement submitted with the outline planning application. The Pollution Control Officer had no objections to the Noise Assessment submitted with the previous application. Hunter acoustics have confirmed that double glazing and trickle ventilation is sufficient for this part of the site. The Tree Officer has no objection.
- 8.4 Where the environmental statement previously provided remains fit for purpose there is no statutory requirement to repeat the public consultation process and the local planning authority has the discretion to decide whether to consult statutory consultees for their views. In any event all relevant consultees have been consulted on this application.
- 8.5 Section 10 of the NTS in respect of Noise states:

An Environmental Noise Impact Assessment was undertaken in support of the outline planning application. The report also provided key input into the design and layout of both the overall site and the detailed design of the Phase 1 reserved matters application.

To further support the reserved matters application, a technical note has been prepared by Hunter Accoustics. The technical note draws on the noise assessment produced by SLR for the ES and phase 1 development. The technical note confirms that the entire area of the reserved matters submission falls below the 55dB Aeq.16hr satisfying the requirements of condition no. 21 of the outline permission. With regards to condition no. 20 of the outline permission, the technical note confirms that mechanical ventilation is not required for this reserved matters submission, and that standard thermal double glazing and trickle ventilation will be sufficient.

- 8.5 Table 18 in the section 'Does the development make efficient use of land and provide homes at reasonable density?' of the 'Residential Design Guide' Supplementary Planning Guidance identifies the following densities:

Within 400m of a District Centre 35+ dwellings per hectare and other parts of the residential area 30+ per hectare.

The application site is within 400m of the District Centre.

- 8.6 The Master planning framework for the overall development provides guidance on desired density levels within new residential development schemes. Density is seen as an important consideration for the following reasons:
- Provides a critical mass of people to support a full range of local facilities and regular public transport.
 - Higher density developments help to make public transport commercially viable and encourage walking and cycling.
 - Creates vibrant, self-sufficient and sustainable neighbourhoods.
 - Develops neighbourhoods which provide for every stage of a person's life.
 - Creates communities and development types that can change and adapt to different needs over time.
 - Ensures efficient use of land.
 - Supports creation of legible, attractive places place to live.
- 8.7 The Density Parameter section in the DAS at outline stage states that density will vary across the development to respond to the site's character and to enhance the sense of place at an average of 29-41 dph. Three broad housing densities were then specified.
- (i) Low Density: 20-30 dwellings per hectare (located in the more sensitive areas of the site, including the listed buildings and alongside the retained rural lane.
 - (ii) Medium density: 30-40 dwellings per hectare;
 - (iii) High density: 40-55 dwellings per hectare.
- 8.8 The DAS for this phase repeats these density levels but now terms high density as upper medium density. The DAS says the lower density will be developed along the eastern boundary of the site overlooking the riverfront park.
- 8.9 The site is approximately 1.545 ha in area. This does not include any part of the riverside park that is to be developed to the east of this site. Overall the density of the development would be approximately 38 dwellings per ha. This falls within the parameter identified in the outline consent for medium density.
- 8.10 The previously approved layout proposed 5 detached houses along the eastern boundary facing the riverside park for this part of the development. The current proposal is for 6 detached houses on this part of the application site. The current proposal for this part of the site would have a density of 25 dwellings per hectare. This falls within the outline application definition of low density. The lower density reflects the more sensitive location of this part of the site facing the park.
- 8.11 The proposed density levels are considered acceptable, accord with the outline consent, LDP policy KP5 (ix) (promoting the efficient use of land and developing at highest practicable densities) , Residential Design Guide SPG and reduces the pressure on greenfield sites currently unidentified for development.
- 8.12 The development fully complies with the Council Residential Design guidance on privacy and domination. Some of the rear gardens are 22m long and all of the gardens meet or significantly exceed the size of garden areas specified in the

Council's Residential Design guidance SPG.

- 8.13 It is considered that given a separation distance of 300m from the M4 and the housing to be built between this phase and the M4 the visual impact will not be significant. The site would in part be visible from the northern edge of Old St Mellons village at a distance of over 0.45 Km. The tree screen along the eastern side of the A4232 would screen the site from the west
- 8.14 No part of this phase of development is in a flood zone.
- 8.15 The site is not within a Conservation area and the nearest listed building St Julians Manor is 145 m from the northern extent of the proposed development and will be separated by future housing in phase 5
- 8.16 Dormice, Otters, bats, reptiles and birds are all known to inhabit the wider strategic development site and these species will be impacted upon by the overall development. The ecological issues were addressed fully in the reports on applications 14/02550 and 14/02551, subject to condition 14 of the outline consent being addressed. NRW has previously considered this and NRW has no objection to the current submission.
- 8.17 Play facilities are to be provided in the Village Green to the south west and within a future riverside park to be provided to the east.
- 8.18 Vehicular access to the site will be from the estate road that serves the remainder of the St Ederyns development. The road and footpaths accord with the layout approved for application 17/00488/MJR. The layout retains pedestrian routes to the east, west and south. Phase 5 to the north which has yet to be submitted will also have a link from this proposed development.
- 8.19 The Section 106 Agreement for the overall development contributes to the provision of a bus service, a year's bus pass for future residents and a Rhymney Trail link. A shared footway/cycleway from the overall development to the underpass under the A48 is proposed. These measures seek to encourage the use of sustainable transport modes in line with the Council's transport strategy. The first 25% of the Bus Service Obligation was paid in 2018 with a further three payments to be paid at each anniversary. Persimmon has advised that the second payment has been made this year to Cardiff Bus. The overall bus service contribution is £2,080,000.
- 8.20 52 of the proposed dwellings have 2 car parking spaces each on driveways, In addition 11 of the dwellings would have garages and 7 have integral garages. Five of the 2 bedroom dwellings have 1 parking space each. The Council's approved car parking standards for non central areas specifies a maximum of 2 car parking spaces per 2+ bedroom dwellings. Garages are not normally included as car parking spaces. The parking proposed to serve this proposal is in line with the SPG and the parking provision previously approved for other parts of the St Ederyn's development.
- 8.21 The Transport Officer has not objected to the application but does raise a number

of points to which I would respond as follows:

The road layout referred to by the Transportation Officer in his first two points matches the approved layout for the previous application. Persimmon state that the shared surface leading to the private drives are going to be lightly trafficked with minimal speeds achievable. Persimmon have amended their scheme to show vulnerable user corridors leading to the private drives facing the riverside park.

The previously approved layout included a 3m wide footpath link between the northern and southern parts of the development and this repeated in the current application. The part of the link within the application site is 17m long and the footpath link on the land to the south is 25m long. Persimmon has relabelled the link as a cycle/pedestrian route. (A north/south cycleway is to be provided running alongside the spine road).

No vehicular link was shown between this part of the site and the land to the south on the earlier consent. The driveway for plot 466 has been amended so as to no longer adjoin the junction or cross the table ramp.

The driveway for plot 467 may facilitate a third car parking space but this is not so significant an issue as to warrant the refusal of this application.

The parking area for plot 491 is at the end of that property's rear garden linked by a garden path. This is an arrangement that has previously been accepted elsewhere in the overall development and keeps the car parking area away from a road junction. The parking for plot 705 is similar and linked by a garden path (no steps are shown) and pavement.

Six of the proposed dwellings include steps to the rear, which reflects the sloping nature of the site (two of which have garages where cycles can be stored). Where steps are included three of the parking areas are elongated and could accommodate bins/cycle parking at level. Four of the dwellings on the earlier consent also had steps to the rear.

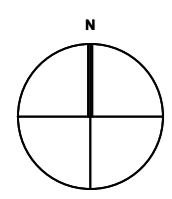
Persimmon are happy for a condition to require a rear cycle shed.

A pedestrian link to the front of plot 695 would increase permeability but was not a requirement of the earlier consent. Persimmon state "We would not provide a link purely between private drives as this would encourage persons to travel along what is a private drive. We have customers complaining about this issue frequently on previous developments. We can, however, provide a link adjacent to the private drive but this will encroach into the structural planting." However, this link would only serve 5 dwellings with other properties able to have access via the riverside park to the east or the internal road to the west.



- 8.22 The amount of affordable housing was specified in the Section 106 Agreement. Almost all the affordable housing has been grouped close to the facilities to be provided in the District Centre, including the bus stops. No affordable housing is proposed or required as part of this phase. No affordable housing was included in

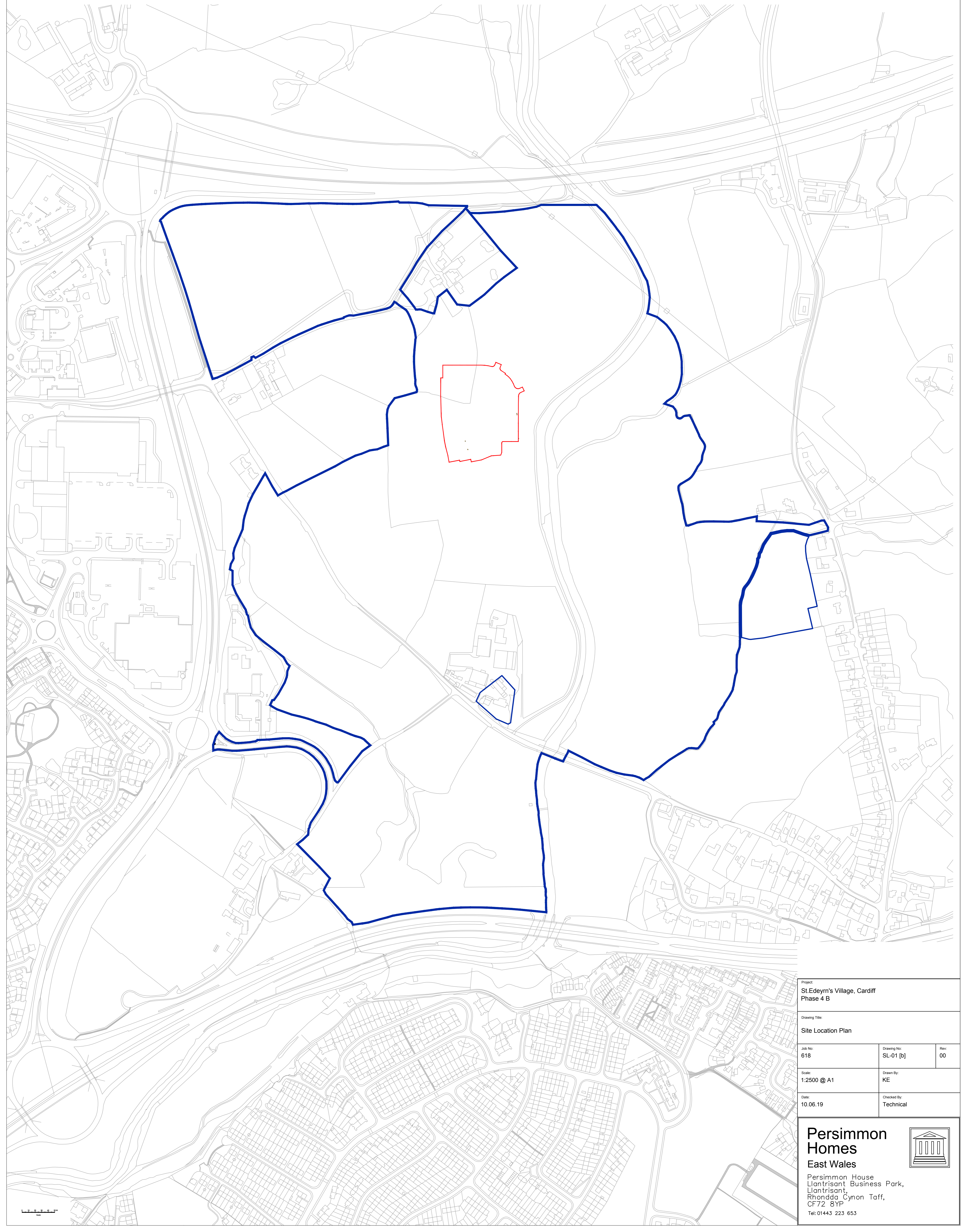
the earlier approval on this site and the adjoining land to the south.

- 8.23 The landscaping for the earlier approval indicated 11 trees to be planted in this part of that application. The current landscaping scheme is for 12 trees.
- 8.24 The outline consent gave approval for up to 1020 dwellings on this greenfield site. The approved Local Development Plan allocates this site and adjoining land as a Strategic Site for Residential Development. The land the subject of this application has previously been granted consent for residential development and ground re-profiling has taken place. The site is now a construction site, part of an ongoing residential development and can only be considered to be a former greenfield site.
- 8.25 The new community at St Ederyns will be centred on the new primary school, community facility and retail units to the south. In addition the new community will be in close proximity to the existing Unicorn public house and St Ederyns church. Furthermore the riverside park, children's play facilities, allotments and community orchard will all contribute to the wellbeing of future residents.
- 8.26 Well-Being of Future Generations Act 2016 - Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle 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 (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.
- 8.27. Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. The South Wales Police have no objections and their comments have been forwarded to the applicant. The layout is generally in line with their comments and the previous approval. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.
- 8.28. Equality Act 2010 – The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic
- 8.29 The proposal is considered to increase the number of and variety of new dwellings available in Cardiff and accords with the outline consent, LDP policies and SPGs. There are no objections from consultees. It is considered that consent should be granted.



Site Legend

-  Application Boundary
-  Outline Consent Boundary

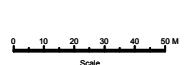


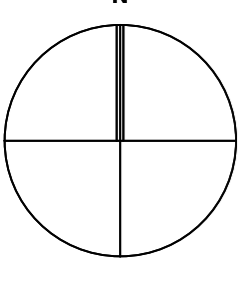
Project: St.Edeyrn's Village, Cardiff Phase 4 B		
Drawing Title: Site Location Plan		
Job No: 618	Drawing No: SL-01 [b]	Rev: 00
Scale: 1:2500 @ A1	Drawn By: KE	
Date: 10.06.19	Checked By: Technical	

**Persimmon
Homes**
East Wales



Persimmon House
Llantrisant Business Park,
Llantrisant,
Rhonda Cynon Taff,
CF72 8YP
Tel: 01443 223 653





Site Legend

- Application Boundary
- Boundary Fencing
- Retaining Structure
- Block Paved Raised Junction / Rumble Strip
- Private Parking Space
- External Door
- Garage Door
- Allocated Refuse Collection Point
- 1M High Bollards

External Works

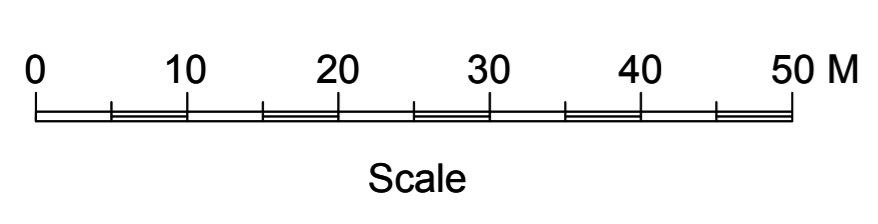
- Highway
- Footpath
- Front Garden
- Rear Garden
- Open Space
- Driveways
- Private Footpath
- Attenuation Pond / River

Note - Colour for illustrative purposes only

House Type Schedule

Persimmon Homes (57)

Name	Area ^{m²}	Beds	Total
Almwick	0638	2	11
Hartbury	0781	3	12
Rufford	0870	3	07
Bickleigh	0911	3	02
Hatfield	0969	3	06
Clayton Corner	0999	3	01
Greyfriars C1	1068	4	02
Greyfriars C2	1068	4	02
Roseberry	1096	4	03
Lumley	1220	4	02
Chedworth	1222	4	09
Site Total			57



Rev 05 - Vulnerable User Corridors added to Shared Surfaces 01.08.19
 Rev 04 - Cycle way note added 30.07.19
 Rev 03 - Boundary treatments added & Plot 466 road alteration 30.07.19

Project:
**St.Edeyrn's Village, Cardiff
 Phase 4**

Drawing Title:
Site Plan - Replan of Plots

Job No: 618	Drawing No: SP-04 [b]	Rev: 05
Scale: 1:500 @ A1	Drawn By: KE	
Date: 13/05/19	Checked By: Technical	

Persimmon Homes
 East Wales
 Persimmon House
 Llantrisant Business Park,
 Llantrisant,
 Rhondda Cynon Taff,
 CF72 8YP
 Tel: 01443 223 653



STREET SCENE A - A



STREET SCENE B - B



Site Plan
(Scale 1:1250)

A	Persimmon Homes Layout amendments	09.07.19
Rev	Description	Date
Project: St Ederyns Phase 4B		
Drawing Title: Street Scenes - Charles Church & Persimmon Homes Planning		
Job No: -	Drawing No: SS-01	Rev: A
Scale: 1:250 @ A1	Drawn By: KE	
Date: 28.05.19	Checked By: Technical	

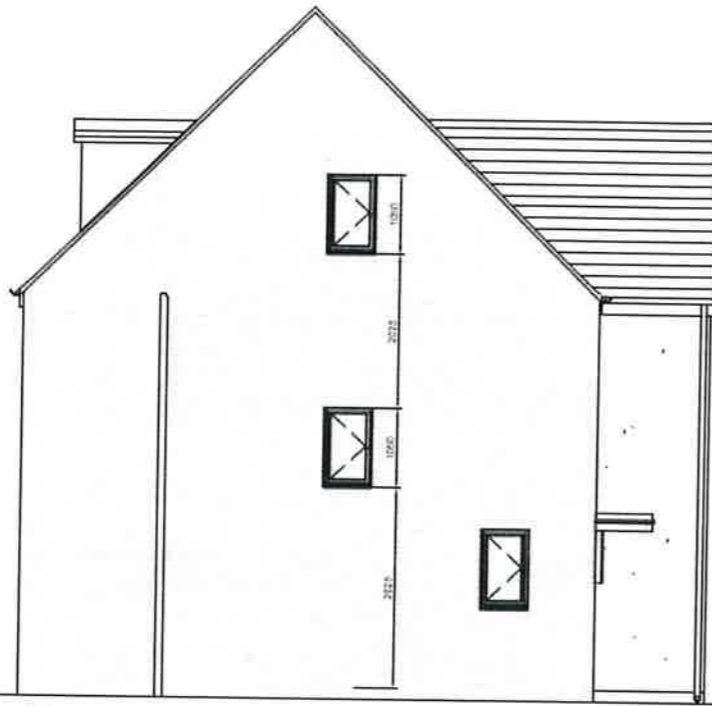
CHARLES CHURCH



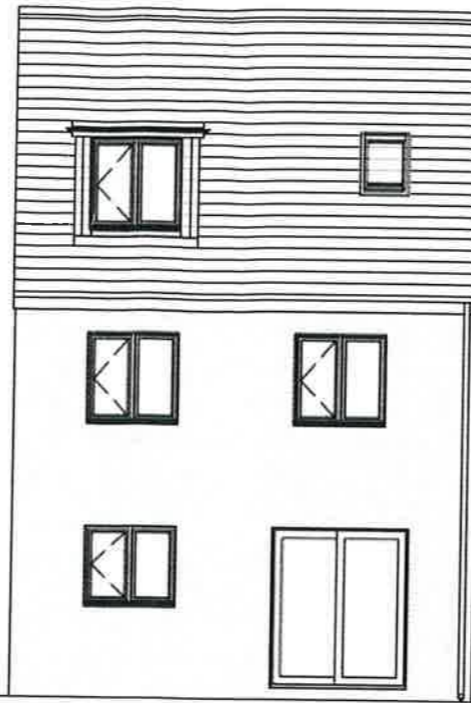
Charles Church Developments Ltd
Llantrisant Business Park,
Llantrisant,
Rhondda Cynon Taff,
CF72 8YP
Tel: 01443 445400



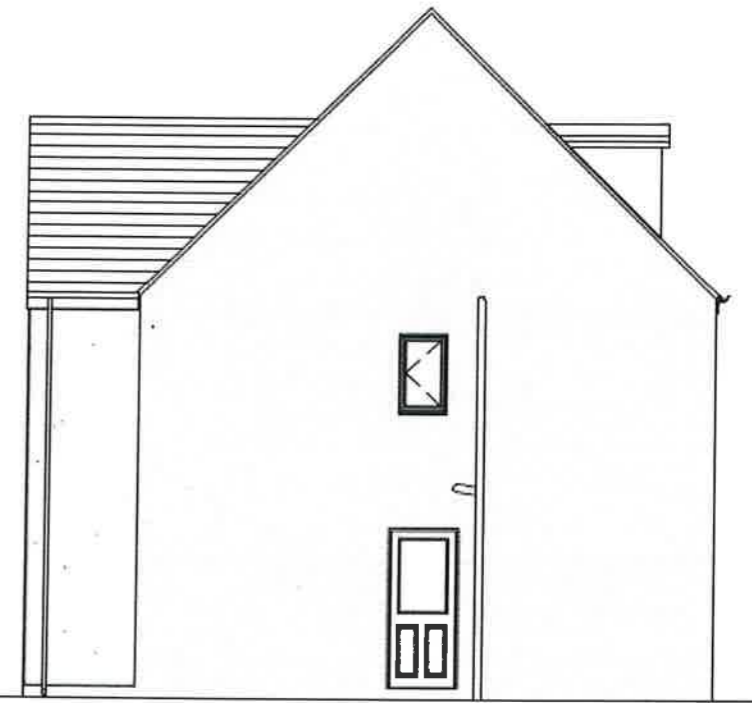
Front Elevation



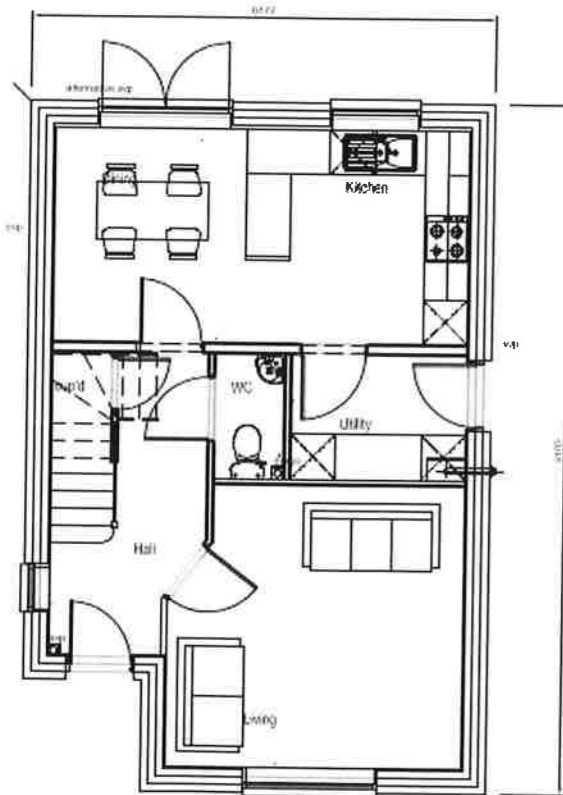
Side Elevation



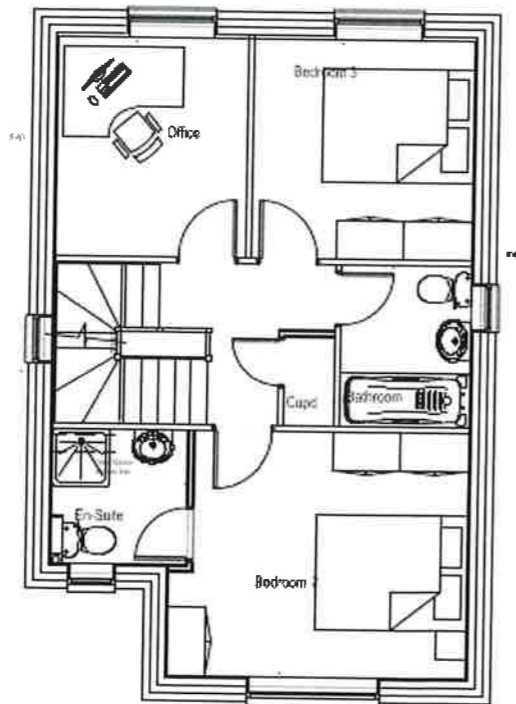
Rear Elevation



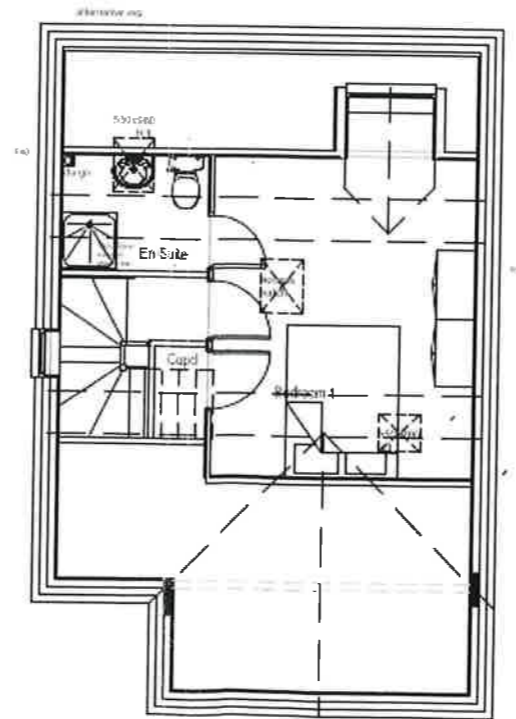
Side Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

PERSIMMON
HOMES



1220sqft	
Lumley (Contemp)	080613
LY-WD17	500@A1, 100@A3

Plans & Elevations Planning

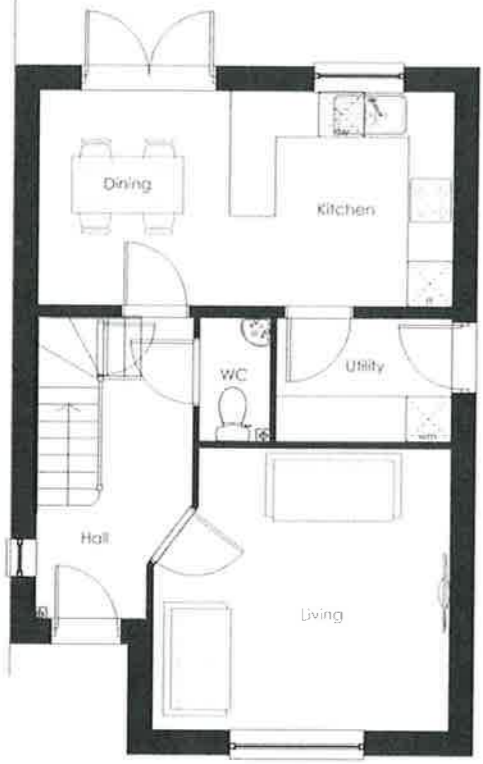
	Rev: N



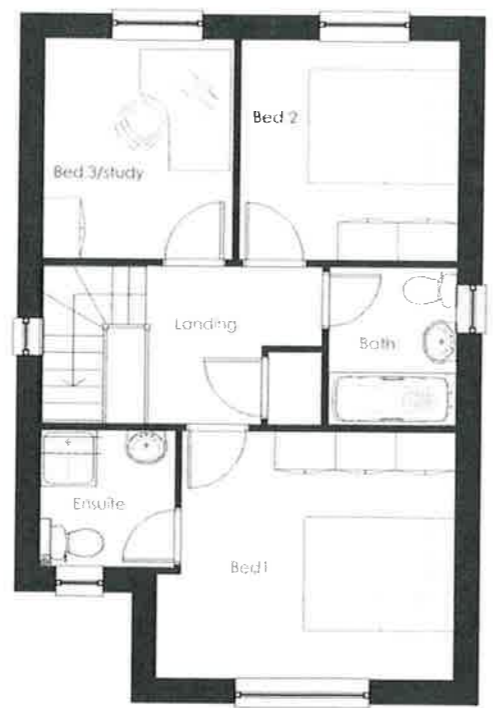
FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



GF PLAN



1F PLAN



SIDE ELEVATION @1:200

1. Roof material to be traditional flat profile tile
2. Bargeboard clipped on verge to gable
3. Clipped eaves
4. Grey casement windows
5. Black UPVC rainwater goods
6. Horizontal timber boarding
7. Brick or render facing treatment
8. Village door style

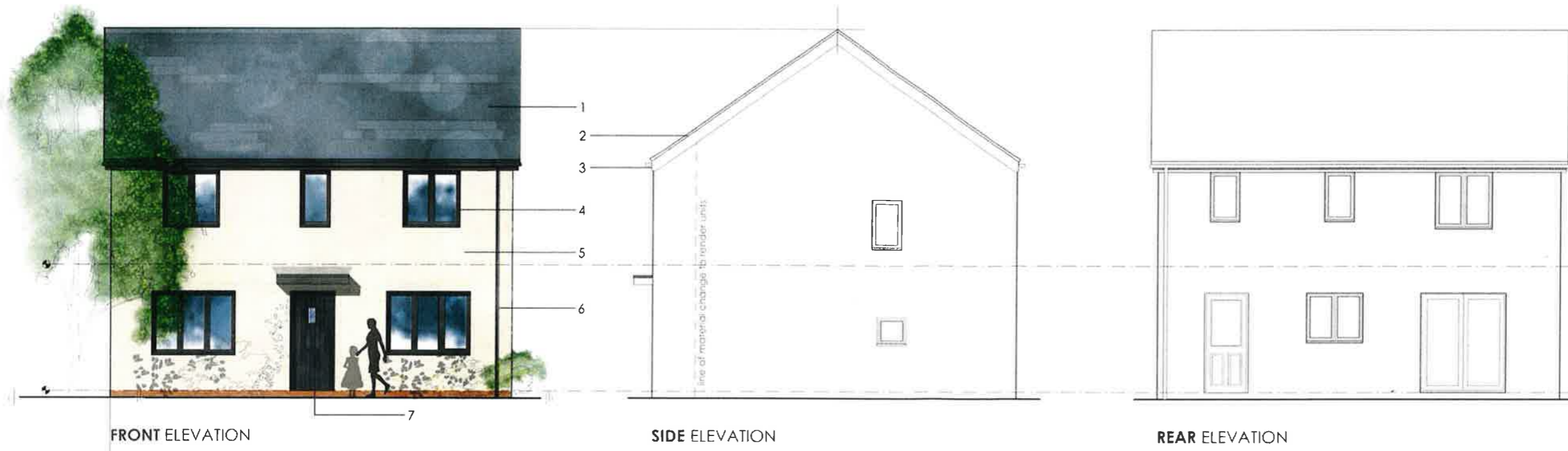
Note: Openings positioned within cavity - 100mm reveal depth.

B: Drawing revised following client comments, email dated 03.03.15
 A: Drawing revised following client comments, email dated 17.02.15
 Amendments

JL 04.03.15
 TF 24.02.15
 By Date

Persimmon - **HATFIELD** 969 sqft

Job No./Drawing No. 13120/6006 B	Job Title Phase 1: St Edeyrs, Cardiff	
Scale 1:100 A3	Date 10.2014 TF	
All Dimensions to be checked on site nrd Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel: 0117 9530059 - www.nrd-design.com		



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



GF PLAN

1F PLAN

1. Roof material to be traditional flat profile tile
2. Bargeboard clipped on verge to gable
3. Clipped eaves
4. Grey casement windows
5. Brick or render facing treatment
6. Black UPVC rainwater goods
7. Village door style

Note: Openings positioned within cavity - 100mm reveal depth.

B: Drawing revised following client comments, email dated 03.03.15
 A: Drawing revised following client comments, email dated 17.02.15
 Amendments

JL 04.03.15
 TF 24.02.15
 By Date

Persimmon - CHEDWORTH 1222 sqft

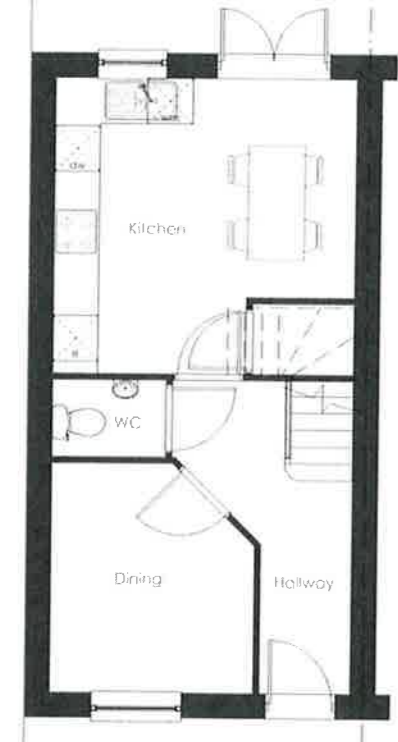
Job No/Drawing No 13120/6011 B	Job Title Phase 1: St Edeyrns, Cardiff	
Scale 1:100	Date 10.2014	
Drawn TF	Drawing Title Chedworth	<p><small>Persimmon Homes Llantrisant Business Park, Llantrisant, Rhondda Cynon Taf, CF72 8YP 01443 223366</small></p>
<p><small>All Dimensions to be checked on site and Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel: 0117 9530059 - www.pnd-design.com</small></p>		



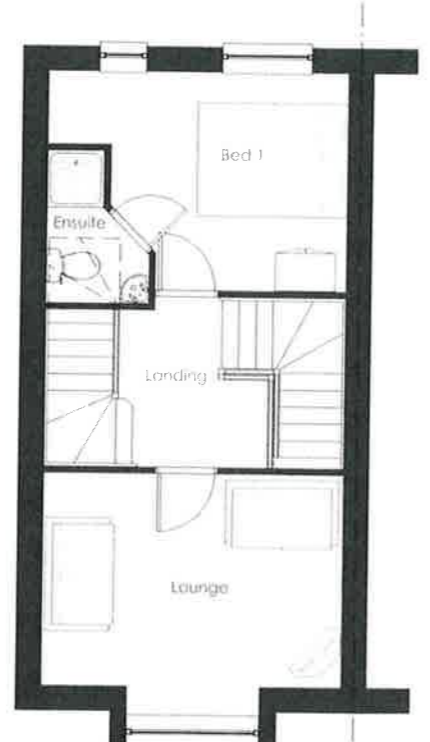
FRONT ELEVATION

SIDE ELEVATION

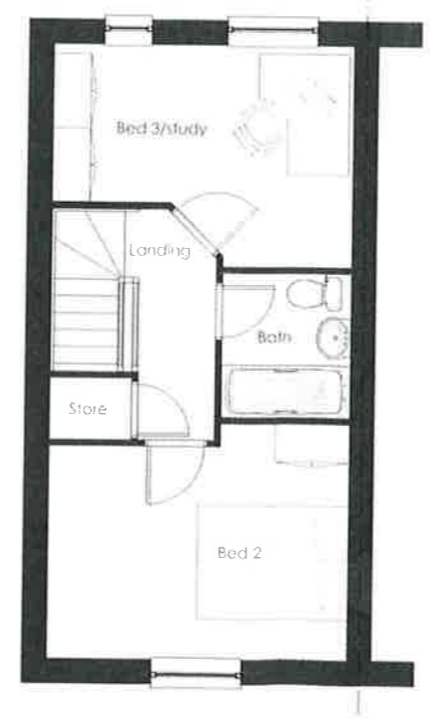
REAR ELEVATION



GF PLAN



1F PLAN



2F PLAN


1. Roof material to be traditional flat profile tile
2. Bargeboard clipped on verge to gable
3. Overhanging eaves
4. Grey casement windows
5. Grey casement windows with projecting surround detail
6. Render facing treatment
7. Village door style with surround
8. Black UPVC rainwater goods

Note: Openings positioned within cavity - 100mm reveal depth.

B: Drawing revised following client comments, email dated 03.03.15
 A: Drawing revised following client comments, email dated 17.02.15
 Amendments

JL 04.03.15
 TF 23.02.15
 By Date

Persimmon - **GREYFRIARS (C1)** 1068 sqft

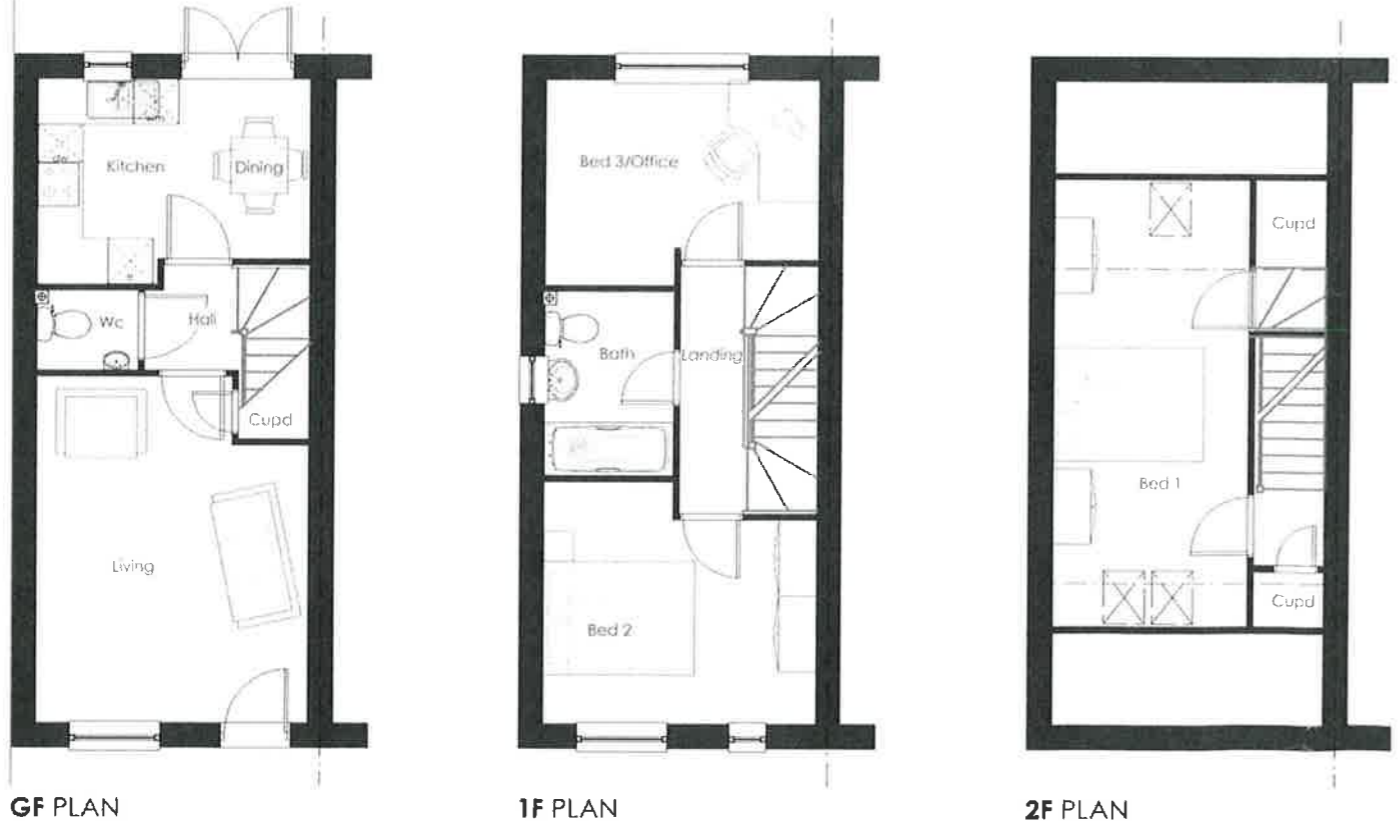
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Scale 1:100 @ A3	Date 10.2014 TF	
Drawing title Greyfriars (C1)		
<small>All Dimensions to be checked on site. nat Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel 0117 9530059 - www.nat-design.com</small>		



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



GF PLAN

1F PLAN

2F PLAN

1. Roof material to be traditional flat profile tile
2. Bargeboard clipped on verge to gable
3. Clipped eaves
4. Grey casement windows
5. Black UPVC rainwater goods
6. Horizontal timber boarding
7. Brick or render facing treatment
8. Village door style with white render surrounds

Note: Openings positioned within cavity - 100mm reveal depth.

B: Drawing revised following client comments, email dated 03.03.15
 A: Drawing revised following client comments, email dated 17.02.15
 Amendments

JL 04.03.15
 TF 24.02.15
 By Date

Persimmon - BICKLEIGH 912 sqft

Job No/Drawing No 13120/6005 B	Job Title Phase 1: S1 Edeyrns, Cardiff	 <p>Persimmon Homes East Wales</p> <p><small>Persimmon House Llantrisant Business Park, Llantrisant, Rhondda Cynon Taf, CF72 8YP Tel 01443 223 500</small></p>
Scale 1:100 @ A3	Date 10.2014 Drawn TF Drawing Title Bickleigh	
<small>All Dimensions to be checked on site nord Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel: 0117 9530059 - www.nord-design.com</small>		



SIDE ELEVATION @ 1:200

1. Roof material to be traditional flat profile tile
2. Bargeboard clipped on verge to gable
3. Clipped eaves
4. Grey casement windows with white render surround
5. Black UPVC rainwater goods
6. Horizontal timber boarding
7. Brick or render facing treatment
8. Village door style

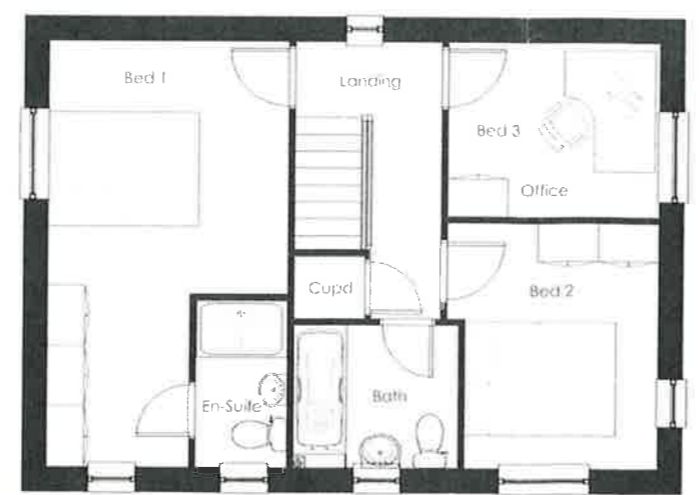
Notes: Openings positioned within cavity - 100mm reveal depth.
Rear door & landing window optional, refer to layout.

B: Drawing revised following client comments, email dated 03.03.15
A: Drawing revised following client comments, email dated 17.02.15
Amendments

JL 04.03.15
TF 24.02.15
By Date



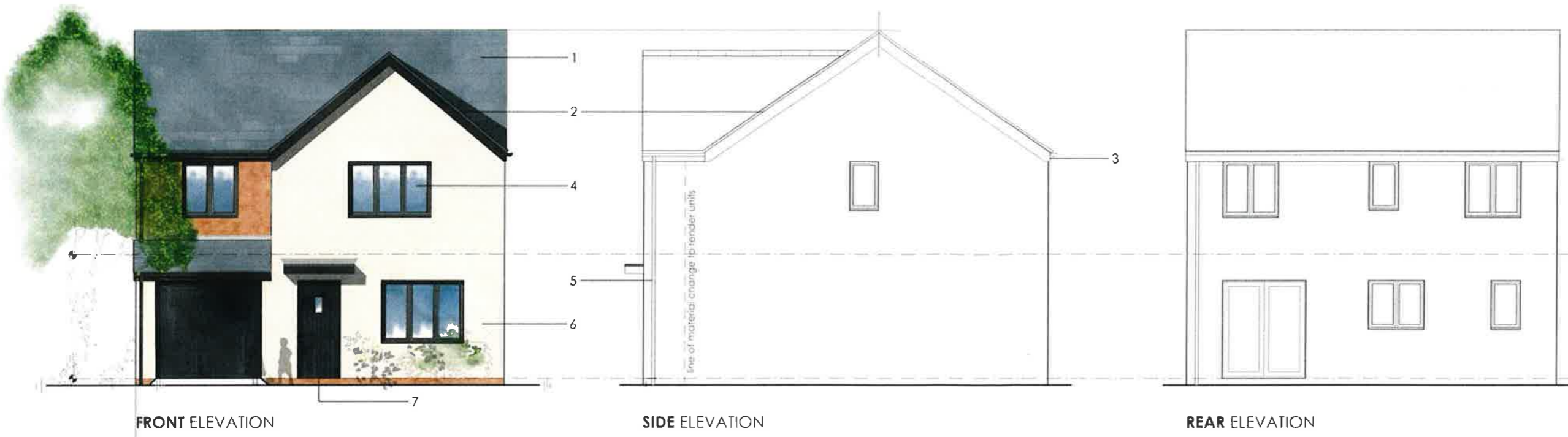
GF PLAN



1F PLAN

Persimmon - CLAYTON CORNER 999 sqft

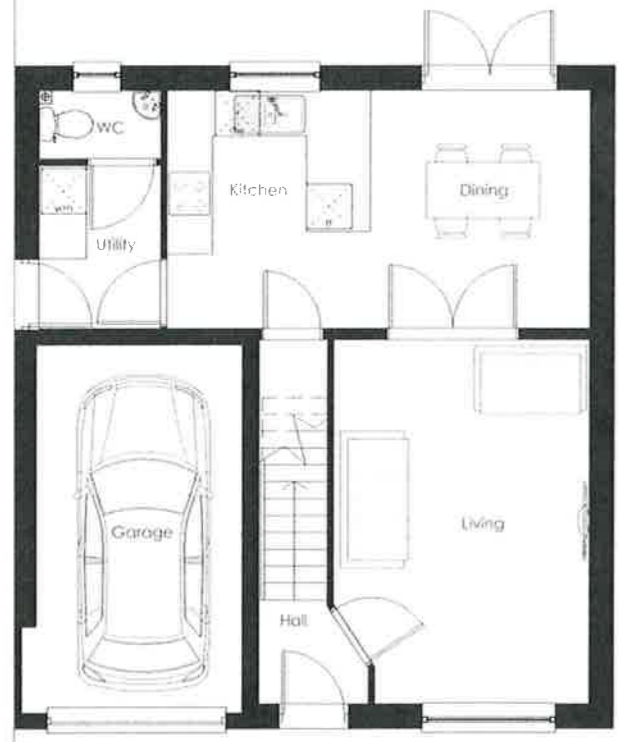
Job No/Drawing No 13120/6007.2 B	Job Title Phase 1: St Edeyrns, Cardiff	 <p>Persimmon Homes East Wales</p> <p><small>Persimmon House Llantrisant Business Park, Llantrisant, Rhondda Cynon Taff, CF72 8YP Tel 01442 229 5350</small></p>
Scale 1:100	Date 10/2014	
Drawn TF	Drawing Title Clayton Corner	
<small>All Dimensions to be checked on site nad Design Ltd The Tobacco Factory Raleigh Road Bristol BS3 1TF Tel 0117 9530059 www.nad-design.com</small>		



FRONT ELEVATION

SIDE ELEVATION

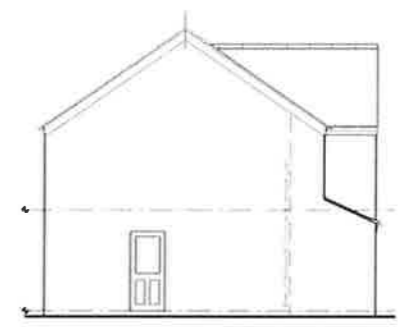
REAR ELEVATION



GF PLAN



1F PLAN



SIDE ELEVATION @1:200

1. Roof material to be traditional flat profile tile
2. Bargeboard clipped on verge to gable
3. Clipped eaves
4. Grey casement windows
5. Black UPVC rainwater goods
6. Brick or render facing treatment
7. Village door style

Note: Openings positioned within cavity - 100mm reveal depth.

B: Drawing revised following client comments, email dated 03.03.15
 A: Drawing revised following client comments, email dated 17.02.15
 Amendments

JL 04.03.15
 TF 24.02.15
 By Date

Persimmon - ROSEBERRY 1096 sqft

Job No/Drawing No 13120/6009 B		Job Title Phase 1: St Edeyrns, Cardiff	
Scale 1:100 @ A3	Date 10.2014	Drawn TF	Drawing Title Roseberry

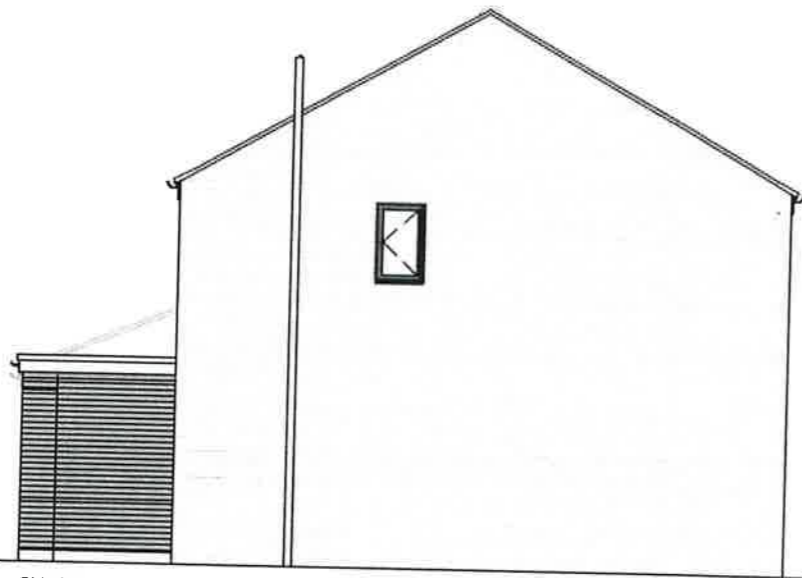
All Dimensions to be checked on site

and Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel: 0117 9530059 - www.pnd-design.com

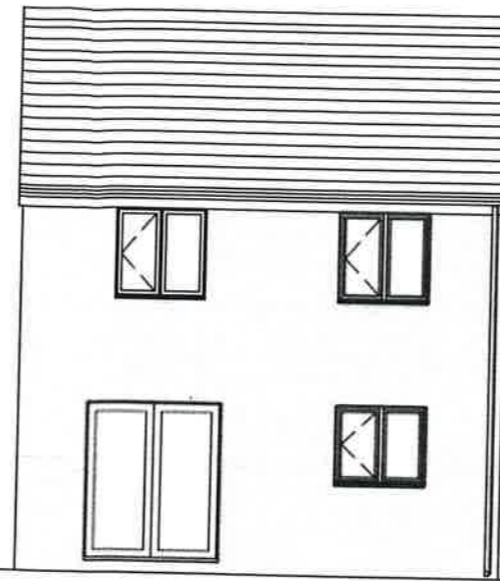
Persimmon Homes
 East Wales
Persimmon House
 Llantrisant Business Park,
 Llantrisant,
 Rhondda Cynon Taf,
 CF72 8YF
 Tel: 01493 201500



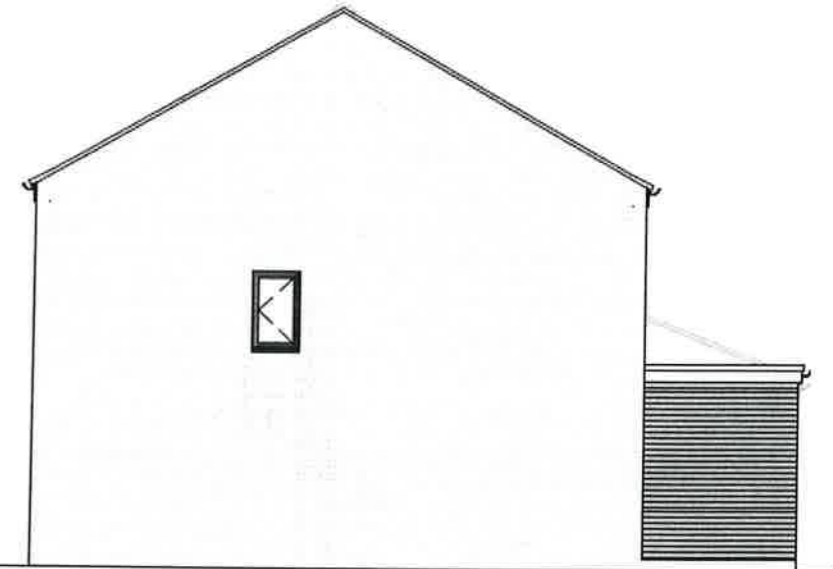
Front Elevation



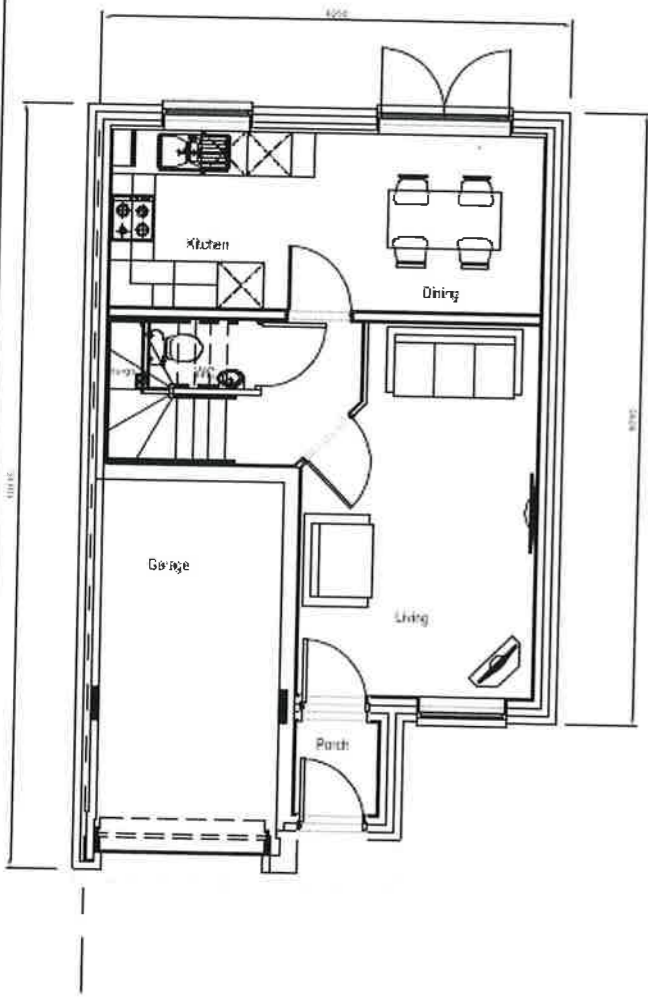
Side Elevation



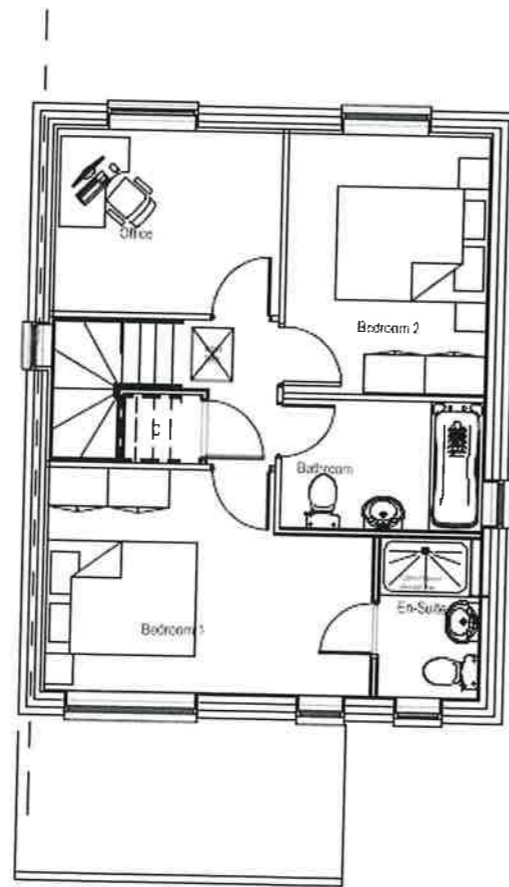
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

PERSIMMON
HOMES



870sqft	
Rufford (Contemp)	210413
RF-WD17	50@A1 100@A3

Plans & Elevations (Planning)

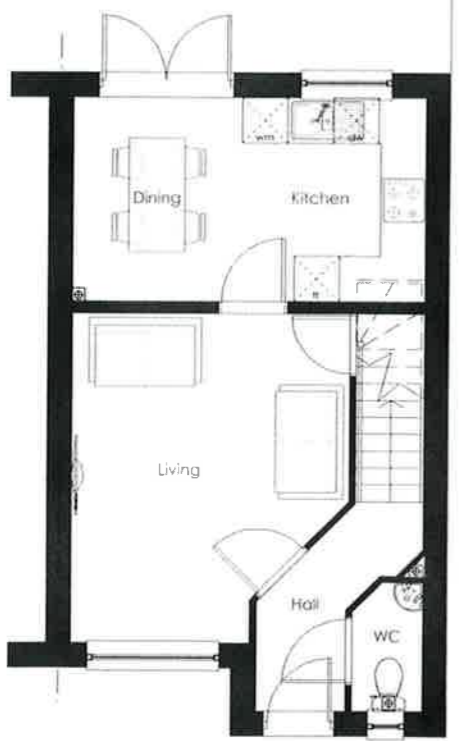
	Rev T



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



GF PLAN



1F PLAN

1. Roof material to be traditional flat profile tile
2. Bargeboard clipped on verge to gable
3. Clipped eaves
4. Grey casement windows
5. Black UPVC rainwater goods
6. Brick or render facing treatment
7. Village door style

Note: Openings positioned within cavity - 100mm reveal depth.

B: Drawing revised following client comments, email dated 03.03.15
 A: Drawing revised following client comments, email dated 17.02.15
 Amendments

JL 04.03.15
 TF 24.02.15
 By Dofe

Persimmon - **HANBURY** 761 sqft

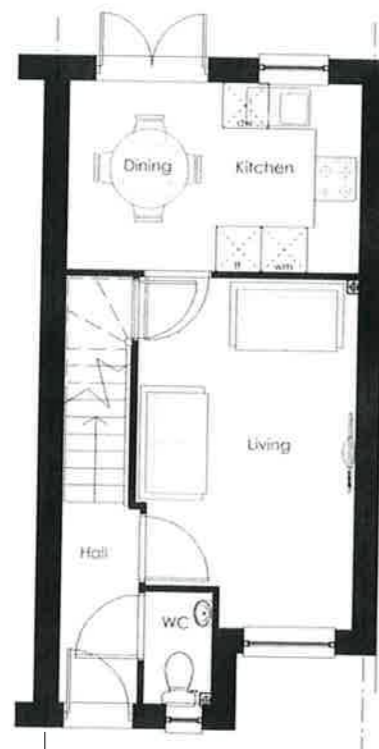
Job No/Drawing No 13120/6003 B	Job Title Phase 1: S1 Edeyrns, Cardiff	 Persimmon Homes East Wales <small>Persimmon House Llantrisant Business Park, Llantrisant, Rhondda Cynon Taf, CF72 8YP Tel: 01493 222 5300</small>
Scale 1:100 @ A3	Date 10/2014	
Drawn TF Drawing Title Hanbury		<small>All Dimensions to be checked on site</small> <small>rad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel 0117 9530059 - www.rad-design.com</small>



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



GF PLAN



1F PLAN

19/01753

1. Roof material to be traditional flat profile tile
2. Bargeboard clipped on verge to gable
3. Clipped eaves
4. Grey casement windows
5. Black UPVC rainwater goods
6. Brick or render facing treatment
7. Village door style

Note: Openings positioned within cavity - 100mm reveal depth.

B: Drawing revised following client comments, email dated 03.03.15
 A: Drawing revised following client comments, email dated 17.02.15
 Amendments

JL 04.03.15
 TF 24.02.15
 By Date

Persimmon - **ALNWICK** 638 sqft

Job No/Drawing No 13120/6002 B	Job Title Phase 1: St Edeyrns, Cardiff	 <p>Persimmon Homes East Wales Persimmon House Llanrhonau Business Park, Llanrhonau, Rhydolfa Cymon Telf., CF72 8YF Tel 0143 220 3300</p>
Scale 1:100 @ A3	Date 10/2014 TF	
All Dimensions to be checked on site		
<p>Card Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel: 0117 9530059 - www.card-design.com</p>		



