

COMMITTEE DATE: 18/08/2021

APPLICATION No. **21/00770/MJR** APPLICATION DATE: 08/04/2021

ED: **TROWBRIDGE**

APP: TYPE: Reserved Matters

APPLICANT: Wates and Cardiff Council
LOCATION: LAND OFF WILLOWBROOK DRIVE, ST MELLONS
PROPOSAL: RESERVED MATTERS APPROVAL (LAYOUT, SCALE, APPEARANCE, ACCESS AND LANDSCAPING) IN RESPECT OF 70 HOMES AND ASSOCIATED WORKS AND INFRASTRUCTURE PURSUANT TO OUTLINE PLANNING APPROVAL 19/03260/MJR

RECOMMENDATION 1 : That reserved matters be **GRANTED** subject to the following conditions :

1. This approval is in respect of the following drawings and documents:

- 2389_00(03)101J Site Layout
- 2389-01(03)201A HTA1PLAN
- 2389-01(03)301B HT A1 ELEVATIONS
- 2389-04(03)201A HT A2 PLAN
- 2389-04(03)301B HT A2 ELEVATIONS
- 2389-05(03)201A HT A3 PLAN
- 2389-05(03)301C HT A3 ELEVATIONS
- 2389-07(03)200A FB.A GROUND FLOOR PLAN
- 2389-07(03)201A FB.A FIRST FLOOR PLAN
- 2389-07(03)202A FB.A SECOND FLOOR PLAN
- 2389-07(03)301B FB.A FLATS FRONT AND SIDE ELEVATIONS
- 2389-07(03)302B FB.A FLATS REAR AND SIDE ELEVATIONS
- 2389-08(03)201A HT B1 PLANS AND ELEVATIONS
- 2389-10(03)201 HT A PLAN
- 2389-10(03)301A HT A ELEVATIONS
- 2389-11(03)201 HT B PLAN
- 2389-11(03)301A HT B ELEVATION
- 2389-12(03)201 HT C2 PLAN
- 2389-12(03)301A HT C2 ELEVATIONS
- 2389-13(03)201 HT D PLAN
- 2389-13(03)301A HT D ELEVATIONS
- 2389-14(03)201 HT D1 PLAN
- 2389-14(03)301A HT D1 ELEVATIONS
- GI Statement A108991-4 V3
- Landscape Strategy WBN.LA.100 Rev B

- Soft Landscape Plan (1 of 3) WBN.LA.101 Rev B
- Soft Landscape Plan (2 of 3) WBN.LA.102 Rev B Soft Landscape Plan (3 of 3) WBN.LA.103 Rev B
- Soil Volumes WBN.LA.104 Rev B
- Plant Schedule WBN.LA.105 Rev B
- Plant Specifications WBN.LA.106 Rev A
- Design and Access Statement

Reason: To avoid doubt and confusion as to the approved drawings and documents.

2. No development shall take place until the following have been submitted to and approved in writing by the Local Planning Authority (LPA) in accordance with the current British Standard 5837 and that are based on the finalised design:

- An Arboricultural Method Statement (AMS) detailing the methods to be used to prevent loss of or damage to retained trees within and bounding the site, and existing structural planting or areas designated for new structural planting. The AMS shall include details of site monitoring of tree protection and tree condition by a qualified arboriculturist, undertaken throughout the development and after its completion, to monitor tree condition. This shall include the preparation of a chronological programme for site monitoring and production of site reports, to be sent to the LPA during the different phases of development and demonstrating how the approved tree protection measures have been complied with.
- A Tree Protection Plan (TPP) in the form of a scale drawing showing the finalised layout and the tree and landscaping protection methods detailed in the AMS that can be shown graphically. The development shall be carried out in full conformity with the approved AMS and TPP.

Reason: To enable the Local Planning Authority to assess the effects of the proposals on existing trees and landscape; the measures for their protection; to monitor compliance and to make good losses (LDP Policy EN8).

3. Prior to the commencement of development on above ground works the area to the south eastern corner of the site will be subject to a tree survey that will be used to inform a detailed landscape proposal for that area to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and environmental value of the area (LDP Policy EN8).

4. Prior to the commencement of above ground development a Woodland and Hedgerow Management Plan shall be submitted to and approved in writing by the Local Planning Authority and then implemented as approved.

Reason: In the interests of the visual amenities of the area and environmental value of the area (LDP Policy EN8).

5. Any pruning necessary to implement the planning permission shall be undertaken in accordance with British Standard 3998: 2010 'Tree Work' or any Standard that replaces it.
Reason: The trees are of value in the local environment and should be protected and maintained in good condition (LDP Policy EN8).
6. Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority otherwise defective, shall be replaced. Replacement planting shall take place during the first available planting season, to the same specification as approved.
Reason: In the interests of the visual amenities of the area (LDP Policy EN8).
7. Samples of the brick to be used on site shall be submitted to and approved in writing by the Local Planning Authority prior to above ground construction work commencing on any of the approved dwellings or boundary walls.
Reason: In the interests of visual amenities (LDP Policy KP5).
8. Details of the bin and bike stores for the apartments shall be submitted to and approved in writing by the Local Planning Authority prior to any above ground construction work commencing on any of the approved apartments. The bin and bike stores shall be erected prior to the apartments being brought into beneficial use.
Reason: In the interests of visual amenities (LDP Policy KP5).
9. Prior to above ground construction works details of the pedestrian and future vehicular link to the playing fields to the north demonstrating that use by unauthorised vehicles can be prevented shall be submitted to and approved by the Local Planning Authority and the approved details shall be implemented prior to any dwelling fronting the playing fields being brought into beneficial use.
Reason: In the interests of residential amenities and to prevent misuse of the playing fields (LDP Policies KP5 and C3).
10. Prior to the commencement of above ground development details of thorny bushes to be planted to the north of plot 16's side rear garden wall shall be submitted to and approved by the Local Planning Authority and then implemented as approved.
Reason: In the interests of security (LDP Policies KP5 and C3).
11. No trees and shrubs shall be felled or otherwise removed within the bird nesting season (March – August).
Reason: To safeguard nesting birds (LDP Policy EN7)

RECOMMENDATION 2: The applicant is advised that section 3.25 of Planning Policy Wales states that the land use planning system should take account of the

conditions which are essential to the Welsh language and in so doing contribute to its use and the Thriving Welsh Language well-being goal. In this context and with regard to the Welsh Language (Wales) Measure 2011, it is recommended that: (1) developments adopt a Welsh name that is consistent with the local heritage and history of the area, (2) during the construction phase, on site marketing information (i.e. text on construction hoardings / flags / banners – as consented) be provided bilingually and (3) for commercial developments, shopfront / premises signage be provided in Welsh or bilingually. Where bilingual signage is provided, Welsh text must not be treated less favourably in terms of size, colour, font, prominence, position or location (it is recognised that Welsh translation does not extend to company / business names). Cardiff Council's Bilingual Cardiff team (BilingualCardiff@cardiff.gov.uk) can provide advice on unique and locally appropriate Welsh names for developments, bilingual marketing / branding and bilingual signage.

RECOMMENDATION 3: Since January 7th 2019, all new developments of more than 1 house, or where the construction area is 100 square metres or more, require sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by the Welsh Ministers. These systems must be approved by the local authority acting in its SuDS Approving Body (SAB) role before construction work begins. The SAB will have a duty to adopt compliant systems so long as they are built and function in accordance with the approved proposals, including any SAB conditions of approval. It is recommended that the developer engage in consultation with the Cardiff Council SAB team as the determining SuDS Approval Body (SAB) in relation to their proposals for SuDS features. To arrange discussion regarding this please contact SAB@cardiff.gov.uk.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

1.1 The Reserved Matters application is submitted in discharge of the following conditions:

- Condition 1- reserved matters (layout, scale, appearance, access and landscaping);
- Condition 6 – Scaling;
- Condition 10 – Pavement;
- Condition 11 – Pedestrian Link;

The submission also seeks to show compliance with the following conditions:

- Condition 3 – Imported Topsoil;
- Condition 4 – Imported Aggregates;
- Condition 7 – Drainage Scheme;
- Condition 9 – Construction Method Statement
- Condition 12 – Details of Roads;
- Condition 13 – Turning Space within Site;
- Condition 14 – Car Parking and Cycle Storage;

- Condition 15 – Surface Water Highway Drainage
- 1.2 The development proposes a layout of 70 no. homes, access, landscaping, drainage and associated infrastructure. The proposed housing mix is as follows:
- Affordable Units**
- 2 no. 4 bed houses
 - 4 no. 3 bed houses
 - 6 no. 2 bed houses
 - 1 no. 2 bed bungalow
 - 7 no. 2 bed flat
 - 2 no. 2 accessible flat
- Sale**
- 8 no. 2 bed house
 - 9 no. 2 bed flat
 - 19 no 3 bed house
 - 12 no. 4 bed house
- 1.3 Condition 1 and condition 6 – Reserved Matters (layout, scale, appearance, access and landscaping). This condition relates to the reserved matters and is detailed in the submission of the full suite of architectural plans comprising the proposed layout and house types. The proposed site layout is similar to that approved under the outline planning application. The layout identifies 70 no. residential properties in two cul de sacs each of which has a separate access point from Willowbrook Drive and creates an eastern and western section to the site. From the main access roads access is provided either directly to driveways or to private driveways that serve up to 5 properties.
- 1.4 The scale of the properties is demonstrated within the proposed house type plans and site layout. This shows that properties are a mix of two storey semi-detached / detached dwellings, a bungalow and 2 no. three storey apartment blocks. Each type of property has a pitched roof. The properties vary in size based upon the number of bedrooms.
- 1.5 The proposed dwellings are generally in accordance with the scale parameters set out in drawing no. 2389(02)-108A of the previous approval:
- Maximum building size for 2 storey properties Height 8.5m Length 9.5m Width 6.5m
 - Maximum building size for 3 storey properties Height 13.5m Length 23m Width 18m
- 1.6 The appearance of the dwellings varies slightly based upon house type. The materials are slate grey roofs, insert panels of either natural timber or slate grey cedar click and buff clay multi or red clay multi brick for the houses with yellow clay multi facing brick for the apartments. The appearance of the dwellings is tenure neutral.
- 1.7 The proposal is supported by a green infrastructure statement which sets out

the landscape proposals for the site. Proposals for the site include the retention of the central tree corridor and the protection of existing trees adjacent to the northwest boundary of the site. Where the road does result in the removal of trees it is noted that the removal of these trees formed part of the outline consent.

- 1.8 A network of rain gardens and swales are also proposed on the site, which are planted with trees, shrubs, and grasses. Two detention basins are also proposed in the south and southeast of the site, which would partially fill with water during wet conditions. The sides of these basins will also be planted with shrubs and meadow grasses. The landscape strategy has been informed by ecological surveys undertaken at the site including the recent updated survey undertaken by Soltys Brewster. The scheme includes biodiversity enhancements such as planting of new native species, bat and bird boxes and new flower species. A key feature of the proposed residential development is the network of proposed rain gardens, swales, and detention basins. The proposed rain gardens and swales would be located alongside the main residential roads and in some front gardens.
- 1.9 The boundary treatments proposed comprises the following: -

Brick boundary wall (2.1m) adjoining public positions; Close boarded fences (1.8m) between rear gardens; Timber post and rail fencing (0.9m) to the south eastern apartment's amenity area; and Coloured metal railings (0.45m) to the playing field to the north.
- 1.10 The hard landscaping features, the highway and footpaths will be comprised of a mix of macadam for main highways, permeable paving for private driveways, stone dust to footpaths through the trees and concrete paving slabs for private footpaths.
- 1.11 Condition 10 of the outline consent requires a pavement along the front of the site facing both Willowbrook Drive and Crickhowell Road. This is shown on the site layout plan and will be constructed of concrete paving slabs.
- 1.12 Condition 11 of the outline consent requires a pedestrian link from the site to the playing field south of James Court. The footway is detailed on the layout plan
- 1.13 Details will be submitted in a discharge of the following conditions
 - Condition 3 – Imported Topsoil
The proposal is supported by a soil resource survey as part of the development strategy with the topsoil is to strip back and store in temporary stockpiles before it's reused for landscape purpose and residential back gardens. The purpose of the survey is to assess the quality of the site soils and to advise on their suitability for re use.
 - Condition 4 – Imported Aggregates;
This condition will be addressed upon the time of any aggregates being

imported into the site.

- Condition 7 – Drainage Scheme;

The proposal is supported by a proposed Drainage Layout produced by Grays alongside landscape plans which provide details in terms of surface water drainage. The proposed surface water drainage comprises a mix of permeable paving, rain gardens and SuDS features including basins. The foul drainage is proposed to connect to the existing mains sewer and is detailed on the accompanying drainage plans.

- Condition 9 – Construction Method Statement

A construction environmental method statement will be produced and submitted to discharge this condition.

- Condition 12 – Details of Roads;

This condition requires 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. This information is contained within the suite of plans produced and submitted for the RM application. The proposed site layout, proposed landscape scheme and proposed drainage plan each demonstrate the form and construction of roads and footpaths alongside the method of disposal for surface water.

- Condition 13 – Turning Space within Site;

This condition requires details of a turning space within the curtilage of the site to enable vehicles to enter and leave the site in a forward gear. This is demonstrated on the site layout.

- Condition 14 – Car Parking and Cycle Storage;

This condition requires details of car parking and covered cycle storage. The proposed layout demonstrates the car parking within the site. Cycle storage areas have been designated within the site layout for the proposed apartment blocks. For residential properties cycle parking can be accommodated within the curtilage of dwellings. Each of the affordable units has a garden shed which can accommodate cycle parking. As there are no terraced properties proposed there will be no issues with bicycles needing to go through properties to get to parking areas.

- Condition 15 – Surface Water Highway Drainage

The details for the surface water highway drainage are discussed in conditions 7 and 12 as required by this condition.

1.14 The proposal is supported by a tree protection plan, arboricultural impact assessment and tree schedule which demonstrates the impact towards trees at the site. The site green infrastructure plan demonstrates the overall strategy for the proposed scheme.

2. **DESCRIPTION OF SITE**

2.1 The site is 2.8 ha in area and is relatively level. The site adjoins and is north of

the junction of Willowbrook Drive and Crickhowell Road.

- 2.2 The site is overgrown with trees and scrub. There is no existing vehicular or pedestrian access into the site which prevents general public use. The OS plan indicates a path across the site but it is not readily apparent on site and is not a registered Public Right of Way.
- 2.3 There are 4 football pitches laid out to the north east of the site. There is a bus stop on the eastern boundary of the site that lacks a connecting pavement.
- 2.4 The site lies within a predominantly residential area. Willowbrook Drive and Crickhowell Road lead to the District Centre, to the north, which is comprised of a supermarket and filling station, small retail units, a medical surgery, church, Library, Community Centre, and Police Station

3. **SITE HISTORY**

- 3.1 19/03260/MJR – Outline consent for VARIATION OF CONDITION 6 OF 16/01670/MJR TO AMEND THE SCALE PARAMETERS BY INCREASING THE PARAMETERS ASSOCIATED WITH THE TWO STOREY BUILDINGS AND INCORPORATE THREE STOREY FLATS INTO THE SCHEME approved 11/03/2021 subject to a S106 Agreement.
- 3.2 16/01670/MJR Outline consent for 70 NO. DWELLINGS ACCESSED FROM WILLOWBROOK DRIVE approved by the Planning Committee on 26/10/16 subject to a S106 Agreement.

4. **POLICY FRAMEWORK**

- 4.1 The following LDP policies are considered relevant
 - 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
 - KP15 Climate Change
 - KP16 Green Infrastructure
 - H3 Affordable Housing
 - H6 Change of Use or Redevelopment to Residential Use
 - EN8 Trees, Woodlands and Hedgerows
 - EN12 Renewable Energy and Low Carbon Technologies
 - EN13 Air, Noise, Light Pollution and Contaminated Land
 - EN14 Flood Risk
 - T1 Walking and Cycling
 - T5 Managing Transport Impacts
 - T6 Impact on Transport Networks and Services

- C3 Community Safety / Creating Safe Environments
- W2 Provision for Waste Management Facilities in Development

4.2 In addition to the above policies, the following SPGs are considered to be relevant:

- Green Infrastructure (November 2017), comprising of: • Ecology and Biodiversity Technical Guidance Note • Trees and Development • Protection and Provision of Open Space in New Development • Soils and Development
- Waste Collection & Storage Facilities (October 2016);
- Planning Obligation (January 2017);
- Residential Design Guide (January 2017); and
- Managing Transportation Impacts (Incorporating Parking Standards) (July 2018).

4.3 PPW Wales (edition 11)

4.4 National Development Plan (Feb 2021)

5. **INTERNAL CONSULTEE RESPONSES**

5.1 Pollution Control state:

Shared Regulatory Services (SRS) Environment Team provides comments below in relation to land quality. The application is supported by the following documents:

Asbri Planning, 25/03/2021; Compliance Statement Letter Ref: 19.189

Tim O'Hare Associates LLP, 11 November 2020; Soils Resource Survey and Soil Resource Plan Ref: TOHA/20/6183/RH Issue 1

Although the application relates to Reserved Matters (Condition 1) of 19/03260/MJR, the Compliance Statement indicates that this submission also seeks to show compliance with Condition 3 (Imported Soil) and Condition 4 (Imported Aggregate) of 19/03260/MJR.

In general, the above Soils Resource Survey provides a suitable scheme for the reuse of site won topsoil and may form part of an appropriate submission in relation to the discharge of Condition 5 (Site Won Materials) of 19/03260/MJR.

Section 6.7.2, 6.10 and Appendix 4 of the above Soils Resource Survey refer to the use of imported topsoil and incorporate a proposed testing scheme and acceptance criteria. The applicant is advised that SRS cannot approve this as a scheme of investigation in relation to the requirements of Condition 3 of 19/03260/MJR. Further supporting information will be required and the current guidance for imported soils and aggregates is included with this memo to assist the applicant in this matter.

In relation to Condition 4 (Imported Aggregate), the above Compliance

Statement also states that this condition will be addressed upon the time of any aggregates being imported into the site. This is acknowledged and SRS refers the applicant to the requirements of Condition 4 prior to import and the current guidance for imported soils and aggregates.

(These comments have been shared with the applicant).

5.2 (a) The Tree Officer stated:

My primary concern in relation to the development aside from the loss of the 'B' category oaks T14, T15, T19 and T20, is the lack of provision for significant ecotones to protect the retained green corridors from encroachment within Root Protection Areas (RPAs), over-dominance problems associated with shading/anxiety caused by the presence of large trees/the fall of organic matter from trees, wind-tunnel effects caused by wind passing between building lines/highways and green corridors that have seen the buffering effect of surrounding vegetation lost due to its removal and potential sump effects where water collects within RPAs draining from surrounding land that has been subject to changes in level and surfacing. We are losing large areas of early successional woodland (you can call it 'scrub woodland') that attains 'C' categorisation due to its relatively small size, but this woodland functions as an ecotone to the larger trees on the hedge-banks, forming the dominant green corridors. I concur with the comments within the submitted Arboricultural Impact Assessment (AIA) in terms these impacts and would seek amendments to design to secure more robust ecotones to the dominant green corridors to minimise conflicts.

Everything possible should be done to retain the 'B' category oaks currently proposed for removal. Consideration should be given to amendments to the highway and culvert design that allow for oak T19 to be retained, for example.

Whilst I have no 'in principle' objections to the landscape design based on the current layout, I would wish to see changes in line with amendments to design as above. I concur with the submitted AIA in terms of its recommendation to introduce new native oaks as part of the planting scheme. The current design does not afford significant space for such (except in mitigation for the loss of T19), but oaks are clearly the dominant large species tree at the site and space should be created within the design to accommodate a significant component of new planting with specimen, native oaks. This will ensure a mixed age class structure is present – the loss of the 'scrub woodland' essentially pushes the onsite oaks into a more restricted age class and this may impact on the long-term sustainability of oak as a species at the site, particularly considering the potential pressure the existing large trees may come under as per my first paragraph. I also concur with the recommendation in the AIA in terms of the need for a Woodland and Hedgerow Management Plan. If the green infrastructure corridors are not subject to regular monitoring and management, they will become increasingly vulnerable to piecemeal, unsuitable management practices.

The submitted tree pit section needs to cross reference the submitted Soil

Resource Survey and Plan in terms of the soil specification. A detailed planting and aftercare methodology incorporating a topsoil and subsoil specification (based on the SRS & SRP) will be required and this needs to include full details of the imported soils for SuDS features.

Once the design is finalised an update AIA, Arboricultural Method Statement and finalised Tree Protection Plan will be required.

(b) and following a further submission from the applicant the Tree Officer stated:

I am aware that T19 is now to be retained. I think the comments quoted regarding T19 are from my initial consultation response? Other oaks are lost however and it is in this context that I am especially concerned to see provision for mitigation planting with new oaks. I should be happy to review amended planting plans accordingly. A Hedgerow and Woodland Management Plan could be conditioned as part of any permission, though I always prefer as much information upfront as possible.

5.3 The Waste Officer states:

Houses – 52 dwellings

Each property will require the following for recycling and waste collections:

- 1 x 140 litre bin for general waste
- 1 x 240 litre bin for garden waste
- 1 x 25 litre kerbside caddy for food waste
- Green bags for mixed recycling (equivalent to 140 litres)

The storage of the bin provision must be sensitively integrated into the design.

Apartments – 18

The proposed bin storage areas and bulky waste areas have been noted and are acceptable.

Each block will require the following for waste and recycling collections:

- 1 x 1100L bin for general waste
- 1 x 1100L bin for recycling
- 1 x 240 litre bin for food waste

Communal bin stores should have double doors that open outward. Surfaces should be smooth and impervious to permit cleaning and the floor must be laid to create suitable drainage. Adequate artificial lighting must be provided and good natural ventilation if completely enclosed.

The developer is advised; as bulk containers are specified for this development, access paths to the kerbside for collection should be at least 1.5 metres wide, clear of obstruction, of a smooth surface with no steps. Dropped kerbs should also be provided to ensure safe handling of bulk bins to the collection vehicle.

Access

Vehicle tracking has been noted and is acceptable.

All road surfacing must have suitable foundations to withstand the weight of a refuse collection vehicle (27 tonnes). Block paving is not appropriate as it can break/sink over time, particularly where vehicles are manoeuvring.

Waste is not collected from private drives.

Refuse collectors are not expected to walk further than 25 metres from the vehicle to collect the waste. If the proposed distance from the property to the vehicle is further than this collection points will need to be set up.

General comments

The kitchens should be designed to allow the separation of waste into three waste streams; general, recycling and food waste, in order to encourage the correct disposal of waste.

Please refer the agent/architect to the Waste Collection and Storage Facilities Supplementary Planning Guidance for further relevant information.

(The Waste Officer's comments have been shared with the applicant. The Waste Officer was seeking a financial contribution but this could not be required by a further S106 at the reserved matters stage).

- 5.4 The Transport Officer has raised no objections to the amended plans and considers the footways and the removal of the narrow raised service strips to be suitable.

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 Welsh Water states:

Having reviewed the submitted documents for this application, we note the applicant has submitted a proposed drainage layout of which shows surface water to be discharged to a watercourse. We can confirm we have no objections to the principle of this proposed surface water discharge (subject to approval from the riparian owner). However no plan has been submitted showing in detail the proposed foul connection point to the public sewerage network for the discharge of foul flows from the development site. We do however note the applicant will also be required to discharge condition 7 of the original permission of which seeks the submission and approval of a detailed drainage scheme for the development. Therefore whilst we can confirm we have no objections to this application, we kindly request to be consulted on any future application to discharge condition 7 of the original planning permission.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

Dwr Cymru Welsh Water has no objection to the proposed development.

A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to the address above.

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.

6.2 South Wales Police state:

I am pleased all the vehicle parking bays are within curtilage and/or overlooked. Where there is rear parking the parking bays are in the rear gardens of the properties and are protected by gates.

In respect of the footpath connection that runs from plot 16-61 where it gives access to a rear garden i.e. at plot 16 I would ask for the perimeter security to have additional protection in the form of defensible planting e.g. thorny bushes.

Pedestrian routes must be designed to ensure that they are visually open, direct, overlooked, lit and well used. They must not undermine the defensible space of neighbourhoods. Routes must not ideally be segregated from one another or provide access to rear gardens as such paths have been proven to generate crime. Paths ideally should be 3 metres wide.

Entry onto the estate must be restricted to the designated routes.

(ii) Lighting

Lighting on the estate must meet the British Standard 5489:2013.

(iii) Boundary identification

Defensible space using symbolic barriers e.g. pillars, rumble strip, or a change of road surface, i.e. colour or texture, must be built into the design to encourage a feeling of territoriality amongst users especially at the entrance to the development.

There must be a change of surface, i.e. colour or texture, to identify public areas

from private or semi-private areas e.g. the footpaths from the driveways/front gardens.

Preferably front boundaries would be identified by low walls and gates.

(iv) Landscaping and planting

Overgrown shrubs and other thick barriers that are in close proximity to public areas must be avoided and clear sightlines must be maintained over long distances. Windows and doors must not be obscured by landscaping features and trees in public areas must not have any foliage below 2 metres from the ground.

Trees and other landscaping features must not be positioned where they could create hiding/entrapment spaces, obscure signage and lighting or provide a potential climbing aid into properties.

There must be clear lines of sight across the development and clear unobstructed views of the parking bays from the properties.

(v) Vehicle parking

Vehicle parking should be within curtilage and must be overlooked preferably by rooms in the properties ideally, that are usually occupied e.g. living rooms, kitchens.

During the hours of darkness, the bays must be well illuminated, and they must enjoy good natural surveillance from the properties with unobstructed views.

(vi) Side and rear boundaries

The walls/fencing and gates preventing access to the rear and sides of the properties should be robust, at least 1.8 metres high (2 metres high if the side or rear gardens are adjacent to open land or a footpath). To prevent it being climbed the perimeter security must be of a suitable design.

Gates must be lockable both sides with a key, the same height as the adjacent wall/fencing and sited at, or as near to, the front building line of the properties as possible.

Rear and side gardens must be secure areas.

(vii) Garden sheds

Garden sheds should be sited away from the rear fencing or walls to prevent assisting people in climbing over them.

(viii) Bin stores

Bins must be kept in secure areas e.g. rear gardens.

(ix) Bicycle stores

Bike stores must be secure, lit and overlooked by the properties (please visit www.securedbydesign.com for more information).

(x) Security lighting

Security lighting should be installed controlled preferably by photo electric cells or time switches or alternatively PIR detectors. The lighting should protect the rears and sides of the homes, the parking bays and the driveways.

Callers at the external doors of the properties must be lit during the hours of darkness by appropriate lighting.

(xi) Drainpipes

If the drainpipes of the properties are not within the fabric of the buildings they must be designed so that they do not offer an assist to climbing.

(xii) Blank walls

Windowless elevations or blank walls adjacent to space to which the public have access, should be avoided and provide at least one window to a habitable room wherever possible. Where blank flanking walls are unavoidable, a 1 metre 'buffer zone' must be created.

(xiii) Public utilities

If smart meters are not installed, meter boxes must be fixed to, or as near to, the front building lines of the properties as possible.

(xiv) Access control

Access into apartment blocks should be controlled if there are 4 or more apartments using one communal entrance. Entry should be controlled by access control with audio and visual verification fitted.

(xv) Door security

All external doors in the properties must meet the standard PAS 24 2016 or equivalent and should be third party tested and certificated. The entrance doors into the apartment blocks must also meet the same standards.

The individual apartment external doors must also meet the standard PAS 24 2016 or equivalent and also should be third party tested and certificated.

Doors that are described as fire doors, or where fire performance is declared or implied, are required to have third-party certification for both security and fire performance. Fire doors must have no external furniture fitted.

Glass in door panels or adjacent to door panels must be laminated.

Doors in recesses of more than 600mm must be avoided.

(xvi) Window security

All vulnerable windows fitted, e.g. ground floor windows, windows above flat roofs, must meet the PAS 24 2016 or equivalent and should be third party tested and certificated. They should also have key operated window locks fitted.

(xvii) Intruder alarm system

A 13 amp fused spur should be installed in each individual property. Ideally all properties would have an intruder alarm fitted up to the relevant British Standard.

(xviii) Identification of properties

Property numbers and street names must be clearly displayed.

Further more detailed information can be found by visiting the Secured by Design website www.securedbydesign.com .

(These comments have been shared with the applicant).

6.3 Glamorgan Gwent Archaeological Trust states:

We have consulted the regional Historic Environment Record and note the completion of an archaeological evaluation in 2016 by Archaeology Wales. Eight trenches were excavated (T3-10), two of which showed shallow linear features, and which were modern in nature. The other trenches were negative for archaeological deposits and no other features were encountered.

The reserved matters addressed in this application are for layout, scale, appearance, access and landscaping. As such they do not relate to any archaeological constraints or conditions. Therefore we do not have any further comments on this application.

7. **REPRESENTATIONS**

7.1 Local Members have been consulted. No comments have been received to date but will be reported to Committee if received.

7.2 The proposal has been advertised in the press and by site notices as a major application on 22/4/2021.

7.3 Neighbouring occupiers were consulted by letter.

7.4 Objections have been received from the occupiers of 4 properties for the

various following reasons:

Object to 70 social houses, excessive amount of council and social housing recently being built within this locality causing an increment of antisocial behaviour and criminality.

Excessive amounts of new residential areas are being built within the East of Cardiff however commodities and facilities are not improving such as leisure centres, pharmacies, GP surgeries, school places and police surveillance and support. There are insufficient local amenities to support this development in addition to the other developments already underway in the local area.

This development on green space within St Mellons will have a detrimental impact on the community as it is one of few large open spaces available to local residents. Green areas are essential for the physical and mental wellbeing of the people especially during difficult times. It has been proved that physical exercise it helps to prevent diseases such as coronavirus and cardiovascular diseases. And limiting the greenery surrounding this locality of St Mellons will be detrimental for the citizens' health and wellbeing.

This area is already degraded in comparison with other prosperous areas such as Cyncoed and Penylan where such projects are not even explored. This space does not have the prestige of areas such as Bute Park or Roath Lake / Recreation Ground, this development would not be permitted to proceed in more affluent areas of the City

The transport infrastructure is already under significant strain, particularly during peak times. Outside of COVID-19 lockdowns, traffic on Cypress Drive would be at a standstill during peak times with significant, unacceptable delays. Each morning, travel from Willowdene Way to join the A48 at St Mellons can take upwards of 45 minutes - a journey that would take around 1-2 minutes if free from traffic.

Alternative transport infrastructure is insufficient (bus / cycle) to link from St Mellons to Cardiff East P&R or UHW. The A48 is a key link road for St Mellons and this will add additional strain to a local transport system which is already unable to cope. The St Mellons Parkway development will not ease this strain.

(One of the objectors resides 300m from the site, the second 600m from the site, the third a kilometre from the site, and the fourth resides in the new Willowbrook development by Wates)

8. **ANALYSIS**

Policy

- 8.1 The application site lies within the settlement boundary as defined by the Adopted LDP proposals map and has no specific land use allocation or designation.

- 8.2 The surrounding area is predominantly residential in nature.
- 8.3 The proposal has been assessed against Policy H6: Change of Use or Redevelopment to Residential Use. Policy H6 provides a framework for the assessment of applications for the redevelopment of previously developed land for residential purposes within settlement boundaries where:
- i. There is no overriding need to retain the existing use of the land or premises and no overriding alternative local land use requirement;
 - ii. The resulting residential accommodation and amenity will be satisfactory;
 - iii. There will be no unacceptable impact on the operating conditions of existing businesses;
 - iv. Necessary community and transportation facilities are accessible or can be readily provided or improved; and
 - v. It can be demonstrated that the change of use to a more sensitive end use has been assessed in terms of land contamination risk and that there are no unacceptable risks to the end users.
- 8.4 Policy KP1 relates to level of growth and states that “brownfield sites will continue to play an important role and windfall provisions will form part of the provision for new homes as land uses within the city continue to evolve”.
- 8.5 Policy KP5 relates to Good Quality and Sustainable Design and requires all new development “to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces by responding to the local character and context of the built and landscape setting”. It also aims to provide “healthy and convenient environment for all users that supports the principles of community safety, encourages walking and cycling, enables employment, essential services and community facilities to be accessible by sustainable transport and maximises the contribution of networks of multi-functional and connected open spaces to encourage healthier lifestyles”. Linking to Policy T1 which aims to promote walking and cycling through providing access to employment, essential services, and community facilities within an accessible distance.
- 8.6 Policy KP13 (Responding to Evidenced Social Needs) is of relevance, stating that “a key part of the successful progression of the city will be to develop sustainable neighbourhoods, tackle deprivation, and improve the quality of life for all”. It sets an affordable housing target of 6,646, which will be achieved through a set of objectives including:
- Providing a range of dwelling sizes, types, and affordability.
 - Supporting the vitality, viability and attractiveness of existing District and Local Centres and their regeneration.
 - Encouraging provision of a full range of facilities and community infrastructure that are accessible to all by walking, cycling and public transport.
 - Supporting regeneration of deprived communities within the city.
 - Encouraging enhancements of communities through better equality of access to services for all, creating places that encourage social interaction and cohesion.

- Designing out crime and create communities which are and feel safer.
- 8.7 In line with policy KP13, policy H3 (affordable housing) aims to assist the Council to meet evidenced housing need by seeking appropriate affordable housing contribution from new residential developments in the city.
- 8.8 In this case 30% of the dwellings to be constructed will be affordable.
- 8.9 Policy H6 (Change of use or redevelopment to residential use) deems it acceptable for redevelopment to residential use when land is no longer required for its existing or former use, the development contributes to meeting housing requirements and that necessary community and transportation facilities are accessible or can be readily provided or improved.
- 8.10 Given the residential context and setting of the surrounding area, in a sustainable location, in close proximity a number of shops, services and sustainable modes of transport, the proposal raises no land use policy concerns.

Transportation

- 8.11 All houses will have back gardens which incorporate bike storage. This is subject to condition 14 of the outline consent that states:

Prior to any development commencing details of car parking and covered cycle storage shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented prior to the dwellings they serve being occupied and the approved car parking and covered cycle storage shall be maintained and retained for the approved uses thereafter.

Reason: To provide adequate car and cycle parking for future occupants (LDP policies T1 and T5).

- 8.12 This will allow residents to easily access their bikes without going through their houses, and aim to encourage them to use their bikes more frequently. The new footpath on-site to the North will link the proposal into its surrounding context to allow safe and easy access throughout the site.
- 8.13 The houses and bungalow will each have 2 car parking spaces and the apartments will have 9 and 11 (one of the apartments is likely to be able to accommodate visitor parking on street whilst the other one is less likely to do so, which is likely to explain the difference in apartment parking proposed).
- 8.14 The Transport Officer has no objection subject to conditions.

Ecology

- 8.15 NRW and the Council's ecologist have not submitted any adverse comments during the processing of this and earlier applications. Four integrated bat boxes, four integrated swift boxes, two house martin double cups and two integrated sparrow terrace boxes are proposed on various houses and apartments.

Proposed condition 11 is recommended to safeguard nesting birds.

Landscaping

- 8.16 Some C trees will be lost to facilitate development and these were generally indicated at the outline stage. The retained central band will be 13m wide between a private driveway and a footpath connection. Groups of trees will be retained and over 60 new trees will be planted. Subject to conditions 2, 3, 4 and 6 identified in the recommendation it is considered that tree loss can be mitigated. None of the trees are TPO.
- 8.17 The Tree Officer has expressed concern for replacement oak planting and the lack of detail concerning the treatment and management of ecotones and adjoining woodland/hedgerow features. The applicant in response has determined an area which has potential to provide additional Oak tree planting in the south eastern corner of the site. To fully determine the areas that could accommodate Oak tree planting further arboricultural survey work is needed albeit this survey work cannot be undertaken until the site is cleared as it is too dense with shrub / vegetation growth to access. There is a recommended condition to avoid clearance of this area until bird nesting season have finished i.e. March – August.
- 8.18 The applicant's landscape consultant advised that to accommodate a proposed Oak tree in the southeast of the site they would need a cubic area of 30m³ (assumes 900mm depth), which is the soil volume required for proposing large trees. The southeast area covers an area of roughly 990m² (excluding the proposed SuDs features), of which 34m² would be needed to accommodate the cubic volume of soil for a proposed Oak. Once the detailed tree survey of the southeast area has been undertaken it is believed that a suitable location for a proposed Oak could be found.
- 8.19 The applicant has discussed this with his arboricultural consultant and considers that a suitably worded condition would be reasonable to allow a determination at this stage. The applicant asks whether a Woodland and Hedgerow Management Plan be condition to resolve this issue. Whilst the Tree Officer would prefer this information in advance it is considered that the proposed landscaping conditions will satisfactorily address the concerns identified.

Energy Efficiency

- 8.20 By applying the Cardiff Design Standard, the proposals will contribute to energy efficiency and carbon reduction by the following means:
- By ensuring that the airtightness, ventilation, thermal bridging, lighting and insulation qualities of the walls, floor, roof, windows & external doors exceed the minimum standards required by the current Building Regulations and incorporate the enhanced Fabric Energy Efficiency requirements set out within the Cardiff Design Standard so as to achieve a 17% uplift in performance over Approved Document L1a 2014 (Wales)
 - Providing the opportunity through orientation of properties to accommodate

the future installation of solar water heating or photovoltaic panels

- 8.21 In addition to the enhanced energy performance outlined above the Cardiff Design Standard establishes the following requirements;
- 80% of site timber is reclaimed, re-used or responsibly sourced
 - Zero waste on site
 - Internal potable water consumption shall be determined using the water calculator methodology in Part G of the Building Regulations
- 8.22 The applicant says that together with the integrated design approach to Sustainable Urban Drainage Systems (SuDS) and compliance with Cardiff Council's Waste Collection and Storage Facilities SPG, adherence to the Cardiff Design Standard therefore ensures that the proposals demonstrate a clear commitment to achieving the aims set out in TAN 12, as follows:
- To use sustainable materials with low environmental impact (embodied energy) that are sourced sustainably (i.e. Forestry Stewardship Council timber) as well as maximising the use of used, reclaimed and recycled materials.
 - To employ a sustainable approach to water in terms of its supply (rainwater harvesting/flow restriction), demand management (use efficiency) and drainage (SUDs) and its effect on the local water table
 - To deal with waste management both during and after construction (re-use & disposal), including the provision of appropriate facilities for sorting, storing and recycling of waste in buildings and across the site
 - To demonstrate climate resilience by taking into account the climate the development is likely to experience over its lifetime by managing & minimising climate change effects (e.g. extreme temperatures)
- 8.23 To further encourage environmental sustainability, residents will have individual bike stores in their gardens to promote the more frequent use of bikes.

Waste

- 8.24 During the construction, the Contractor will operate a construction stage site waste management plan to minimise site waste.
- 8.25 The proposed residential dwellings can accommodate refuse storage within their curtilage. For the proposed apartment blocks communal bins stores are located adjacent to the highways. The comments go on to indicate Communal bin stores should have double doors that open outward with retainers. Surfaces should be smooth and impervious to permit cleaning and the floor must be laid to create suitable drainage. Adequate artificial lighting must be provided and good natural ventilation if completely enclosed. The design of apartment bin stores are covered by proposed condition 8. In addition, vehicle tracking has been provided and is submitted in support of the application.
- 8.26 The Waste Officer has no objections.

Drainage

- 8.27 A below ground water storage is proposed to be provided by a combination of open graded subbase underneath the permeable paving construction and supplementary below ground cellular storage tanks. Whilst it is noted that directing surface water into above ground solutions is preferred, the site offers limited scope for this. The developer is going to utilise permeable paving within the shared private drive and courtyard area, as the SAB does not support its use for individual driveways, it will not be used in these locations. Therefore, in addition to below ground water storage, rain gardens are proposed along the communal areas of the southern and eastern boundary. The landscaping scheme ties into the SuDS strategy, with tree and shrub planting addressing the SuDS guidance on surface water drainage.
- 8.28 Proposed trees and shrub planting that can tolerate wet and dry conditions would be planted in the features described above to enhance habitat and biodiversity interest, whilst enhancing the green infrastructure on the site.
- 8.29 Welsh Water raised no objection subject to a condition.

Flooding

- 8.30 The Welsh Government Development Advice Maps show the site to be within Flood Zone B, which demarks areas known to have flooded in the past. A small area of land within the north-western corner of the site is within Flood Zone A. NRW has raised no objection to this proposal or the previous applications on this site.

Heritage context

- 8.31 In relation to heritage assets, the site is remote from anything of value. The site is not within a conservation area, nor does it contain or is near any listed buildings. There are no Scheduled Ancient Monuments, Registered Parks and Gardens or other heritage assets within the vicinity of the site which have the potential to be affected by the development proposals.
- 8.32 GGAT has no objection.

Layout/Design

- 8.33 Overall the appearance of the proposed properties is considered to be in keeping with the character and appearance of the recent Wates development at Willowbrook. The design of that development is well considered and was submitted for an RTPI award.
- 8.34 The road has been carefully designed to limit the number of trees to be removed which provides a betterment in terms of what was originally agreed at the outline stage. Existing trees in the northeast and southeast of the site are to be retained.

- 8.35 The plans demonstrate the site can be developed to accommodate 70 residential dwellings that are in keeping with the character and context of the surrounding area and provide for permeability. The proposal complies with the Council's Residential Design Guide.

Representations

- 8.36 Outline planning permission for residential development has previously been granted on this site. The Local Planning Authority has previously agreed that the development of this site for 70 dwellings is acceptable. No objections were received from local residents to the previous outline applications that established the principle and number of units on this site.
- 8.37 The reserved matters application is for 22 affordable units and 48 open market units. The recent development by Wates at Willowbrook was for 58 affordable units and 134 open market units. The objector is mistaken in a belief that the development is exclusively for social housing.
- 8.38 The Police have no objection to this development.
- 8.39 The site is close to a school and a District Centre that includes a large supermarket. No objection was received from Education at the outline stage. The outline consent is subject of a S106 Agreement that requires a £249K to improve local education facilities.
- 8.40 The Parks Officer raised no objection to the original application. The land is overgrown and appears to be unused or very difficult to use for any recreational value. The site immediately adjoins large playing fields which are unaffected by this development other than access to one of the pitches will be improved from the south. The outline consent is subject of a S106 Agreement that requires a £20K contribution for improvements to local off-site POS. Whilst scrub trees will be lost several trees and groups of trees will be retained and over 60 new trees will be planted.
- 8.41 The Transport Officer has no objections to the proposal. Pedestrian access to the nearest bus stop and a pavement along the front of the site are to be created, which are all enhancements.
- 8.42 If an application for a similar development were submitted in a different part of Cardiff it would be assessed against the LDP and on its own particular merits. In the case of the Partnership site developments they are carried out on available Council owned land.

Crime and Disorder

- 8.43 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. South Wales Police have raised no objections.

Their comments have been shared with the applicant and their principal concern addressed by proposed condition 10.

Equalities Act

- 8.44 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. The Housing Department has assessed the mix of affordable accommodation required on this particular site. The open market housing provides a mix of housing types and sizes.

Wellbeing

- 8.45 Section 3 of the Well-Being of Future Generations Act 2016 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. The proposed affordable accommodation (22 units) will help promote wellbeing by the provision of good quality homes for future occupants in need of such accommodation.



District Centre

Cath Cob Woods

Playing Fields

Playing Fields

Willowbrook Drive

Site

Crickhowell Road



Schedule of Accommodation

Affordable		Sale	
A3	6p4b House 02 No.	A	2bed House 04 No.
A2	5p3b House 04 No.	B	2bed House 04 No.
B1	4p2b Bungalow 06 No.	Flat B.B	2bed Flat 09 No.
	3p2b Flat 01 No.	C2	3bed House 08 No.
FB.A	3p2b Flat 07 No.	D	3bed House 06 No.
FB.A	1b accessible Flat 02 No.	D1	3bed House 05 No.
	Total 22 No.	H	4bed House 04 No.
		K	4bed House 08 No.
			Total 48 No.

- Site Key**
- Existing S.W Drain Easement zone
 - Existing trees to be retained with SPA's shown dotted.
 - Existing trees removed.
 - Existing site levels
 - Proposed SuD areas (Rain garden/Bio Retention) with plantings to landscape architects design.
 - Areas available for soft landscaping. See landscape consultant's plan for planting proposal details.
 - Granite rubble strip
 - Proposed Culvert (See Grays Engineers dwgs for details)
 - Areas of coloured lamac
 - Adoptable highway pavements to be Tolermore Tegula 'slate' Paving
 - Shared drives to be Tolermore Tegula 'blackout' paving
 - Areas of concrete paving slabs to footpaths and patios
 - Proposed Stone Dust Informal pedestrian path
 - Garden sheds for Affordable units 2.4 x 1.2m shed for 2/3 Bed units
 - 2.4 x 2m shed for 4 Bed units
 - Clothes drying rotary lines for Affordable units
 - 'Brook Wardle' secured bike store for 10 No. bicycles.
 - 450mm High coloured metal railings comprised with:
 - matching vehicular gate
 - matching pedestrian barrier (colour and detail design to be agreed)
 - 900mm High timber post and rail fence
 - 450mm High dwarf brick wall with 900mm High metal railings
 - 1.8 m High close boarded timber fence
 - 2.1 m High brick boundary wall
 - 1.8m High pedestrian gate to match boundary fence / wall
 - 1.1m high handrails to the culvert head and wing walls. (See Grays Engineers dwgs for details)
- Ecological Key**
- Integrated Bat Box - Ibstock enclosed Bat Box 'C'
 - Integrated Swift Box - Ibstock Eco habitat for Swifts
 - House martin double cups - Schwegerler 9A House Martin Nest double cup.
 - Integrated Sparrow terrace - Vivara pro House Sparrow Nest Box
- Please note:**
- Existing trees and their root zone extent are to be referred to Tree Survey and report
 - All Sale units will have non closure bins area allocated in their rear gardens adjacent to their pedestrian gates
 - All SuD's features including ponds are to be referred to Engineer's dwgs and reports
 - position of culvert headwalls subject to Road Safety Audit and discussions with the Tree Officer

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rev	date	description	by
H	23.06.2021	Existing tree T19 retained, adjacent culvert revised, road surface materials indicated	WMM
I	13.07.2021	Proposed highway designs revised to meet Highway requirements	WMM

Status: **PLANNING**

Drawn: WMM
 Checked: -
 Date: 09.10.2020
 Scale: 1:500 @ A1

Client: Wates Residential Limited
 Project: Willowbrook Drive - North Site
 Title: Site Layout
 Ref: 2389-00(03)101

Rev: I





Scene A - A



Scene B - B



Scene C - C



Key Plan - Section Locations
Scale - 1:1250

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rev	date	description
A	02.10.20	Revised street scene elevation to match site layout.

by
SC

Status:

PLANNING

Drawn: SC
Checked: -
Date: Mar20
Scale: 1:200 @A1

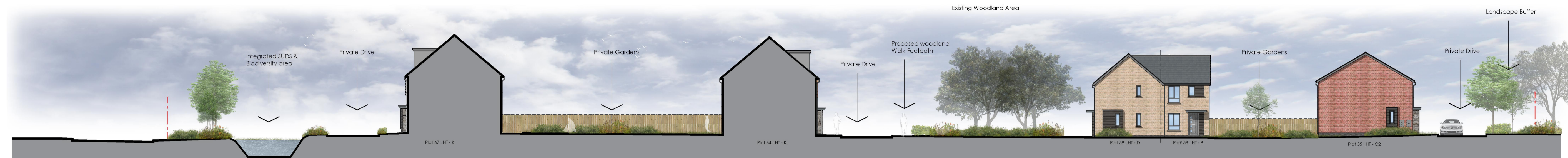
Client: Wates Residential Limited
Project: Willowbrook Drive - North Site
Title: Street Scene & Site Sections A-A, B-B & C-C
Ref: 2389-00(03)-400A Rev: A

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design

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Scene D - D



Scene E - E



Scene F - F



Scene G - G



Key Plan - Section Locations
Scale - 1:1250

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rev	date	description	by
A	02.10.20	Revised street scene elevation to match site layout.	SC

Status:

PLANNING

Drawn:	SC
Checked:	-
Date:	Mar20
Scale:	1:200 @ A1

Client:	Wates Residential Limited
Project:	Willowbrook Drive - North Site
Title:	Street Scene & Site Sections D-D, E-E, F-F & G-G
Ref:	2389-00(03)-401A
Rev:	A



Aerial view from South - East corner of the site.

Status: Preliminary

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rev	date	description
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by

Drawn:	SC	Client:	Wates Residential Limited
Checked:		Project:	Willowbrook Drive North Site
Date:	Nov'20	Title:	CGI Aerial Views & Street Scenes 14
Scale:	N.T.S.	Ref:	2389(03)513

Rev:



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Aerial view from South looking onto Willowbrook Drive road.

Status: Preliminary

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rev	date	description

by

Drawn:	SC	Client:	Wates Residential Limited
Checked:		Project:	Willowbrook Drive North Site
Date:	Nov'20	Title:	CGI Aerial Views & Street Scenes 15
Scale:	N.T.S.	Ref:	2389(03)514
		Rev:	



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Aerial view from South - West looking onto Willowbrook Drive road.

Status: Preliminary

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rev	date	description
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by

Drawn:	SC	Client:	Wates Residential Limited
Checked:		Project:	Willowbrook Drive North Site
Date:	Nov'20	Title:	CGI Aerial Views & Street Scenes 16
Scale:	N.T.S.	Ref:	2389(03)515

Rev:



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Aerial view from North - East looking onto existing public playing field.

Status: Preliminary

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rev	date	description

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Drawn:	SC	Client:	Wates Residential Limited
Checked:		Project:	Willowbrook Drive North Site
Date:	Nov'20	Title:	CGI Aerial Views & Street Scenes 17
Scale:	N.T.S.	Ref:	2389(03)516
		Rev:	



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Aerial view from North looking towards South of the site.

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rev	date	description
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Drawn:	SC	Client:	Wates Residential Limited
Checked:		Project:	Willowbrook Drive North Site
Date:	Nov'20	Title:	CGI Aerial Views & Street Scenes 18
Scale:	N.T.S.	Ref:	2389(03)517

Rev:



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Aerial view from North - West looking onto private drive.

Status: Preliminary

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rev	date	description

by

Drawn:	SC	Client:	Wates Residential Limited
Checked:		Project:	Willowbrook Drive North Site
Date:	Nov'20	Title:	CGI Aerial Views & Street Scenes 19
Scale:	N.T.S.	Ref:	2389(03)518
		Rev:	



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Willowbrook North

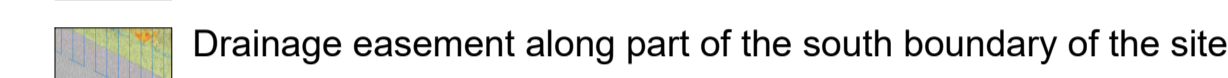
Soft Landscape 1 of 3

WBN.LA.101 Rev B

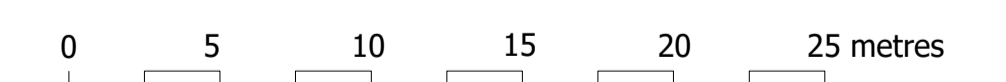
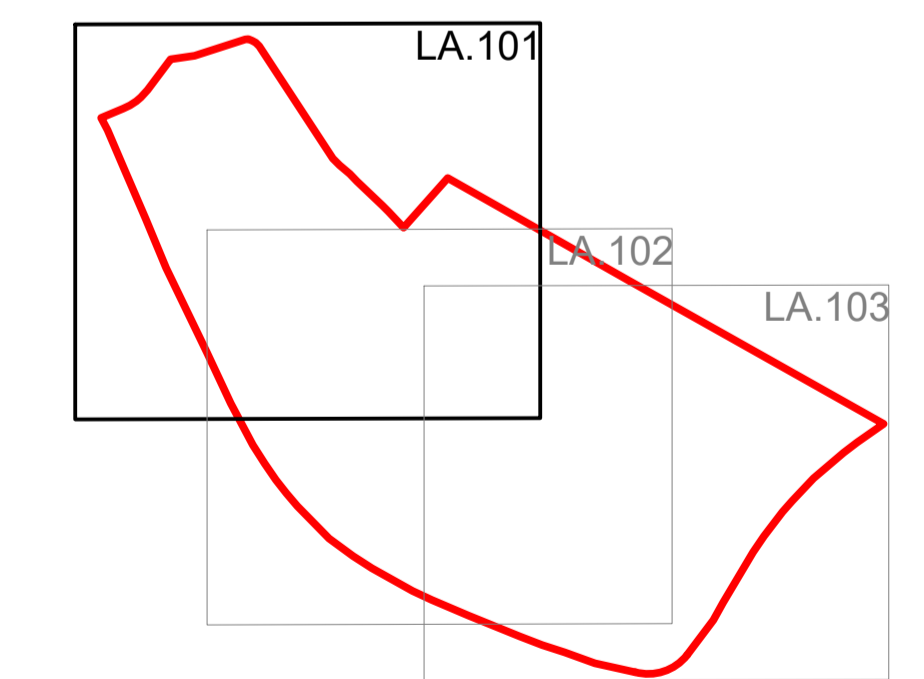
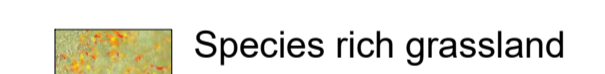
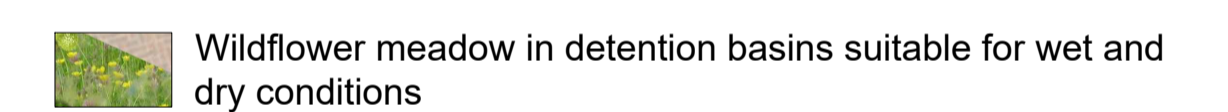
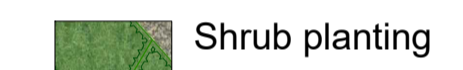
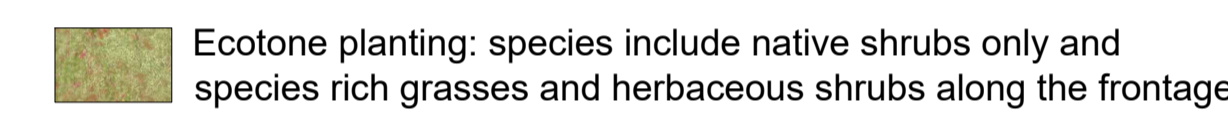
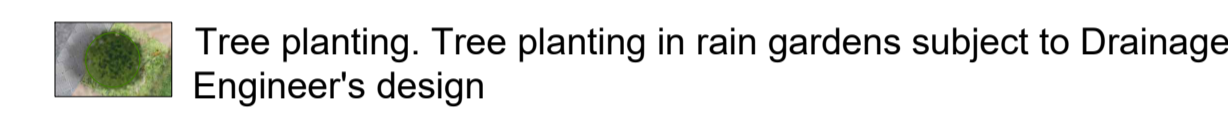
Key



Existing features



Proposed soft landscape



Scale 1:250 @ A1



A108991-4 WBN.LA 100-106 [B].dwg

14 July 2021

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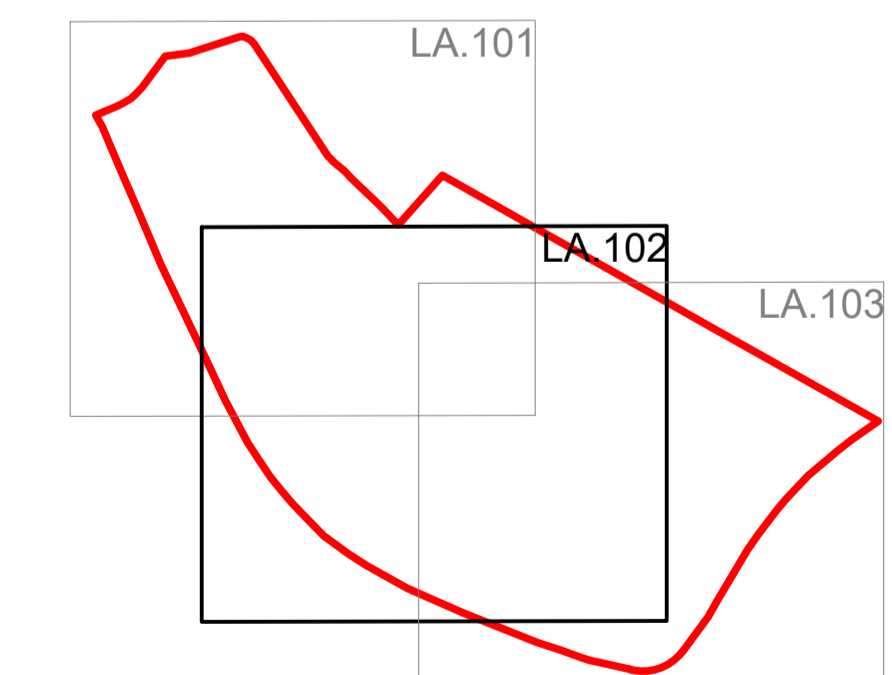
Willowbrook North

Soft Landscape 2 of 3

WBN.LA.102 Rev B

Key

-  Site Boundary
-  Retained trees and Root Protection Areas (RPAs)
-  Removed trees
-  Drainage easement along part of the south boundary of the site
- Proposed soft landscape**
-  Tree planting. Tree planting in rain gardens subject to Drainage Engineer's design
-  Tree planting in rear gardens
-  Hedge planting
-  Ecotone planting: species include native shrubs only and species rich grasses and herbaceous shrubs along the frontage
-  Shrub planting
-  Specimen shrubs
-  Rain garden / SuDs feature planting and planting around detention basins
-  Rain garden planting in front gardens
-  Wildflower meadow in detention basins suitable for wet and dry conditions
-  Species rich grassland
-  Amenity grass
-  Private gardens



0 5 10 15 20 25 metres

Scale 1:250 @ A1



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14 July 2021

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Willowbrook North

Soft Landscape 3 of 3

WBN.LA.103 Rev B

Key

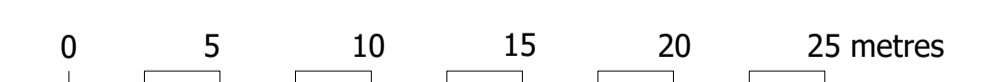
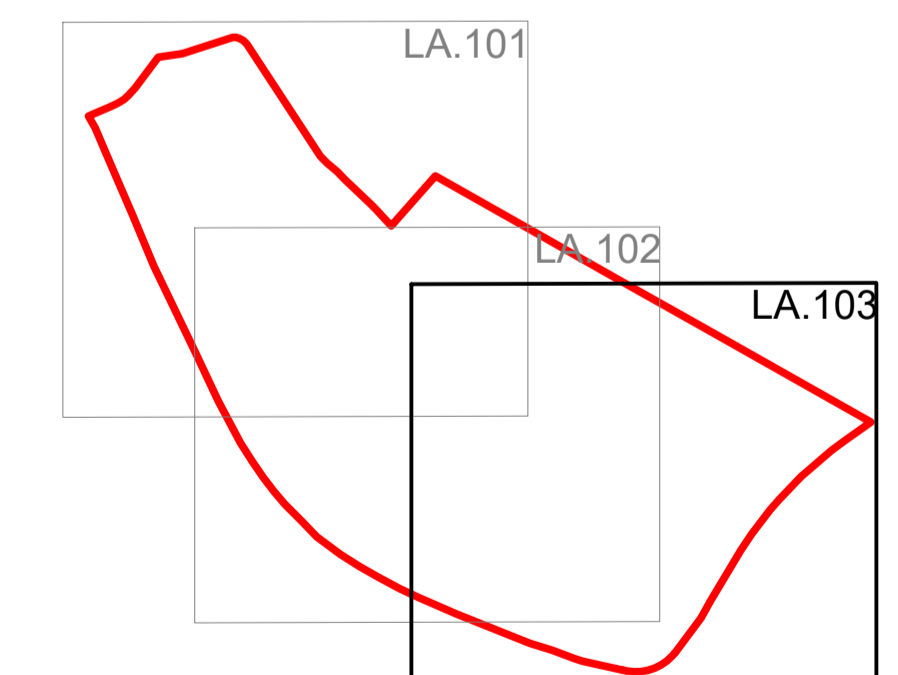


Existing features

- Retained trees and Root Protection Areas (RPAs)
- Removed trees
- Drainage easement along part of the south boundary of the site

Proposed soft landscape

- Tree planting. Tree planting in rain gardens subject to Drainage Engineer's design
- Tree planting in rear gardens
- Hedge planting
- Ecotone planting: species include native shrubs only and species rich grasses and herbaceous shrubs along the frontage
- Shrub planting
- Specimen shrubs
- Rain garden / SuDs feature planting and planting around detention basins
- Rain garden planting in front gardens
- Wildflower meadow in detention basins suitable for wet and dry conditions
- Species rich grassland
- Amenity grass
- Private gardens



Scale 1:250 @ A1



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