Planning Department
Cardiff Council
County Hall
Atlantic Wharf
Cardiff
CF10 4JW

Our Ref: 21034/A3/BS/gp
30th June 2015

Dear Sir/Madam

LAND TO THE SOUTH OF FORESTER WAY AND MALTHOUSE AVENUE, CARDIFF GATE,
PONTPRENNAU
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UPTO 150 HOMES AND
ASSOCIATED WORKS
PLANNING PORTAL REFERENCE: PP-04313368

On behalf of Cardiff Gate International Business Park (‘CGIBP’) we are pleased to submit the
enclosed application for outline planning permission (all matters reserved except for access) for
the development of land to the south of Forester Way and Malthouse Avenue, Cardiff Gate for up
to 150 homes, provision of new vehicular access, pedestrian and cyclist routes, public open space,
landscaping, drainage, and associated works.

We have submitted the application through the Planning Portal – Reference PP - 04313368.

The site of 3.76 ha is located 7km to the north east of Cardiff City Centre in the Pontprennau area.

The application site consists of vacant and underutilised land within the existing urban area and
settlement boundary of Cardiff.

The site is sustainably located with access to a wide range of employment, services, recreation and
community facilities within the immediate surrounding area of the site.

The Proposals

The proposals are for an outline planning permission (all matters reserved except for access) for
the:

"development of up to 150 homes, provision of new vehicular, pedestrian and cyclist
routes, public open space, landscaping, drainage and associated works."

Whilst this application is in outline, we describe below the overall form and nature of the proposals,
based on the above description, the accompanying illustrative masterplan and the Design and
Access Statement. Further details of the proposals are provided within the Design and Access
Statement and Illustrative Masterplan.
Housing

The development will consist of up to 150 homes with a mixture of 2, 3 and 4 bed homes. The housing will consist of predominately 2 storey terraces; semi detached and detached properties and a small proportion of apartments. There will be potential for 2½ or 3 storey properties at key locations to terminate vistas.

The housing element will also include a proportion of affordable housing, the precise mix and tenure of which will be agreed during the application process taking into account all other S106 requirements.

Access

The existing vehicle access will be taken, via Forester Way, which will be retained although remodelled to be suitable for the proposed development.

New pedestrian and cycle accesses and links are proposed through the site from Malthouse Avenue/Forester Way to St Mellons Road. These are designed to aid permeability encouraging sustainable modes of transport and are designed to be active and well surveyed in order to provide security and safety to users. The existing public footpath on the site’s eastern boundary (Route 14 Llanedeyrn) will be retained on its present alignment and provided within a landscaped and surveyed setting.

Public Open Space and Landscaping

An area of public open space providing a Local Equipped Area for Play is provided within the proposed development along with a perimeter area retained around the site for informal recreation. This area will also retain the existing hedgerows and boundary trees which will be supplemented with additional planting.

Development Form

The development is provided in a logical layout with a perimeter block structure providing clearly defined streets with intervening areas of open space and landscaping at suitable locations.

Drainage

The proposals will incorporate sustainable drainage measures such as permeable paving, over sized pipes and a wet balancing pond. Additional information is presented in the Drainage Strategy report by Shear Design.

Planning Policy Overview

In planning policy terms, the existing City of Cardiff Local Plan, which was adopted in 1996, covered the period to 2001. It has therefore been largely superseded and overtaken by new development and Planning Policy Wales (Edition 7) 2014 such that little weight can be attributed to this document. Similarly, in respect of the emerging Development Plan, the deposit Local Development Plan (LDP) is subject of substantial unresolved objections and is currently being examined by the Inspectorate, accordingly the weight attributable to this document is limited at present.

Oversupply of Office Floorspace/Land

The site has been marketed and remained undeveloped since CGIBP first started being constructed in the mid 1990’s. The plot has been marketed for over 10 years by Fletcher Morgan agents for CGIBP and it has been continually marketed on the website for over 5 years.
The site has remained undeveloped as there is already an existing stock of vacant B1 office floorspace at CGIBP 50,000 sq ft, which is immediately available for a wide range of potential tenants and occupier requirements.

In addition to which there are also a further 14.15 acres (5.72 hectares) of available land for B1 office development elsewhere on CGIBP, which is more prominently located and located on level ground. As such, should any bespoke development requirements arise at CGIBP, it is more than possible to accommodate these requirements elsewhere within the Park.

Strategically the application site of 3.76 ha is capable of accommodating circa 18,581 sqm of B1 office floorspace (200,000 sq ft). This is not significant, representing only 3% of the overall B1 office floorspace and land available within the City of 427,000 sq m (Cardiff Employment Land Study 2012). In addition the focused changes to the LDP (May 2015) propose a further "90,000 sqm of B1 campus style high quality development similar to that at the existing St Mellons Business Park" therefore exacerbating the oversupply.

In terms of available B1 office floorspace, there is 45,200 sq m available across the City as well as new floorspace at:

- Capital Quarter of 18,580 sqm Grade A floorspace and permission for 65,032 sqm in total;
- Central Square with over 74,322 sqm to be delivered via Rightacres and
- Capital Tower recently vacated by Admiral of 18,580 sqm.

There is therefore an oversupply of available land and buildings to meet the office floorspace requirements of the City to 2026 with an identified supply of 427,000 sq m compared to the Plans requirement for 413,500 sq m.

It is therefore clear that the application site is not strategically or locally important to maintaining a supply of available B1 office floorspace or land within Cardiff.

**Need and Lack of Sites for Housing**

Against this context, the emerging LDP confirms that the City has to deliver 41,100 homes between 2006 and 2026. Taking account of existing permissions, existing and proposed allocations, and completions to date this leaves a residual requirement of over 7,000 homes to be delivered on sites elsewhere within Cardiff. These sites have not been identified within the emerging LDP and the application site could therefore make a suitable contribution to this overall requirement.

Significantly, the Council have a persistent and systemic record of failing to maintain the Welsh Government’s minimum requirement of a 5 year supply of readily developable housing land as identified below:

<table>
<thead>
<tr>
<th>Year</th>
<th>2009/10</th>
<th>2010/11</th>
<th>2011/12</th>
<th>2012/13</th>
<th>2013/14</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Supply</td>
<td>4.5</td>
<td>3.4</td>
<td>2.3</td>
<td>2.9</td>
<td>3.2</td>
</tr>
</tbody>
</table>

In this situation, Planning Policy Wales and Technical Advice Note 1, identify that applications for housing development should be treated favourably where there is a lack of a 5 year housing land supply. Consequently, appeals have been allowed by the Planning Inspectorate and the Welsh Governments Planning Minister for housing developments on greenfield sites located outside of settlement boundaries e.g Land at Church Road, Llanederyn for 150 homes, allowed by the Minister on 29th April 2013. In this appeal the Minister commented at paragraph 17 that:

"The housing land supply and the delivery of new homes in Cardiff is highly unsatisfactory."

The Council have also granted planning permission on greenfield sites outside defined settlement boundaries e.g 100 homes on a greenfield site at land adjoining Springfield Garden Centre on the
A48 in the eastern edge of the City (LPA Ref 13/1172 on 11th December 2013). Also 51 homes for Redrow Homes were approved at Land Off Cefn Mably Road And Rudry Road, Lisvane, Cardiff (LPA Ref 13/00649) 27th February 2014.

Importantly, unlike the sites identified above, this application site is not greenfield in nature (it enjoys an extant consent for B1 development), and is also located within the existing urban area of Cardiff. The proposals will provide up to 150 much needed new family homes including up to 30% affordable homes.

**Application documentation**

The application has been lodged online via planning portal and consists of the following documentation:

- Completed application form and ownership notices
- Application covering letter
- Barton Willmore Drawings 21674:
  
  9000 redline boundary plan
  9001 Site Plan with topographic survey
  9400 Illustrative Masterplan Rev D
  9601 Land Use Plan Rev A
  9602 Access Plan Rev A
  9603 Green Infrastructure Rev A
  9604 Scale Rev A
  9605 Density Rev A
- Design and Access Statement by Barton Willmore

In addition, the following reports accompany the planning application:

- Planning Statement by Barton Willmore
- Adas Ecological Survey
- Vectos Transport Statement
- Vectos Travel Plan
- Shear Design Drainage and Flood Strategy

A cheque for £9,324 made payable to Cardiff Council is enclosed with this letter.

**Conclusions**

The proposals will provide up to 150 much needed family homes (2-5 bed homes) including up to 30% affordable homes.

The site is sustainably located within the existing urban area of the City and in close proximity to a wide range of employment, local services, community, and leisure facilities.

The site is also well served by public transport with a range of bus services within Cardiff Gate International Business Park on Malthouse Avenue and also 400m to the south on Heol Pontprennau linking the site to the City Centre and other areas of Cardiff. Additionally new bus routes associated with the proposed urban extensions within the emerging LDP at North East Cardiff to the west of the site and East of Pontprennau to the east of the site will deliver direct bus links through CGIBP to the City Centre.

The proposed development has been carefully developed to respond to the constraints imposed by the site and its surroundings, and to accord with the design objectives of PPW and the emerging Development Plan.
The proposals provide an attractive residential development, which will integrate with its surroundings and provide appropriate landscaping and suitable areas of public open space on the site.

We trust that the above and enclosed are acceptable. If you have any queries please do not hesitate to contact me.

Yours sincerely,

[Signature]

BEN STEPHENSON
Associate