

Goitre Fach Farm LDP Strategic Site C

2025



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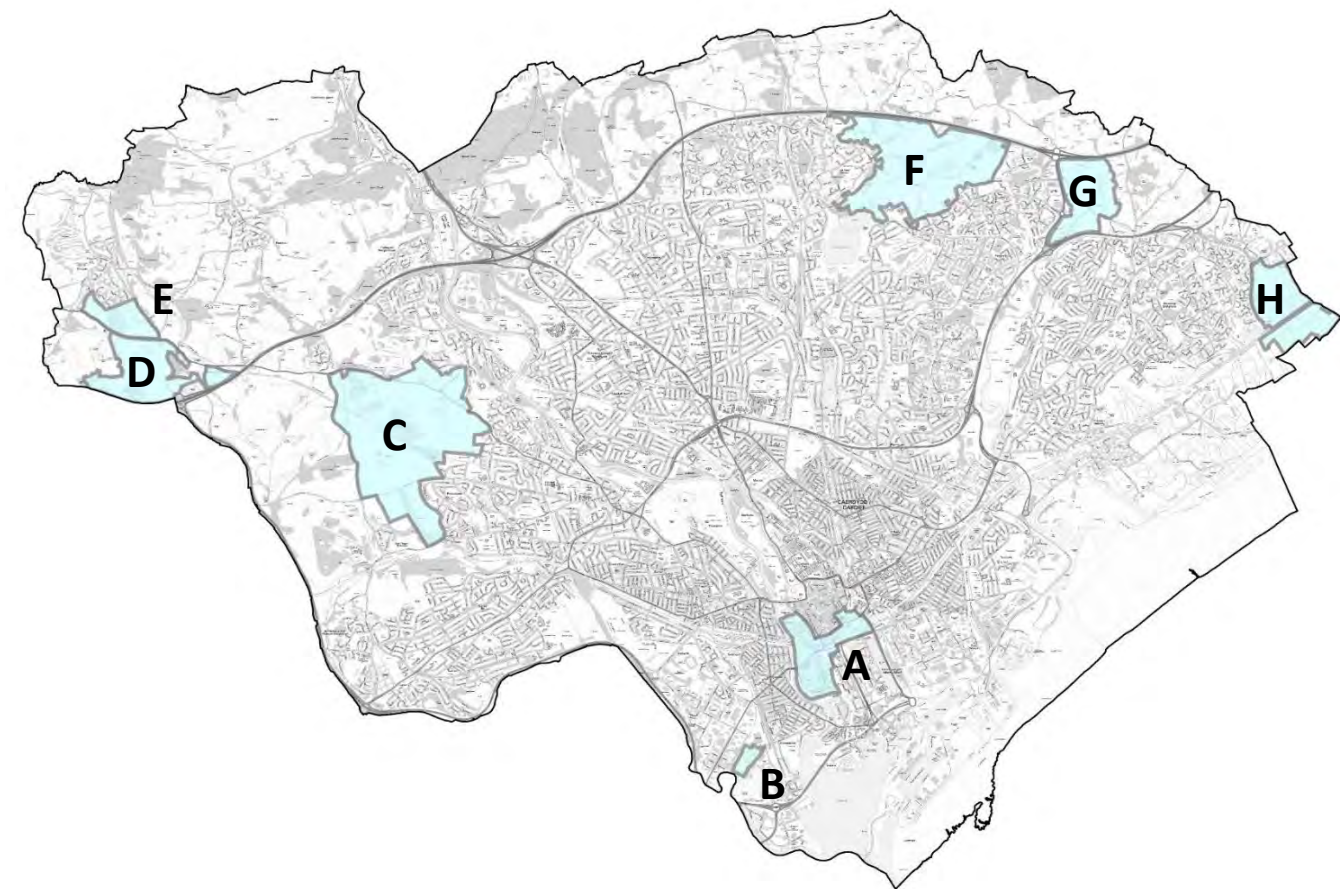
It should be noted that developments identified as 'consented' may be subject to the signing of a S106 Agreement.

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Introduction

Cardiff has eight Strategic Sites (containing 500 or more dwellings and / or significant employment uses), which have been allocated through the Local Development Plan (LDP) to help meet the need for new homes and jobs across the city:



Strategic Site A:	- Cardiff Central Enterprise Zone / Regional Transport Hub - Circa 2000 homes
Strategic Site B:	- Former Gas Works, Ferry Road - Circa 500 homes, with associated community uses
Strategic Site C:	- North West Cardiff - Minimum 5,000 homes, with employment and other community uses
Strategic Site D:	- North of Junction 33 on M4 - Circa 2,000 homes, with community uses, employment and Park and Ride
Strategic Site E:	- South of Creigiau - Circa 650 homes, with associated community uses
Strategic Site F:	- North East Cardiff (West of Pontprennau) - Circa 4,500 homes, with employment and community uses
Strategic Site G:	- East of Pontprennau Link Road - Circa 1,300 homes, with associated community uses
Strategic Site H:	- South of St Mellons Business Park - Strategic employment site.

To help ensure that these new homes and jobs form part of well planned communities, the LDP sets out a ‘master planning’ approach to the delivery of the strategic sites, where supporting infrastructure , such as transport corridors, community facilities, green spaces and schools will be provided as part of the developments.

Recognising that sites of this size will take several years to design and construct, a series of monitoring documents have been produced to provide a regular summary of development activity. They include details of:

- Planning Histories:** Where new applications have been received and which applications have been determined (consented),
- Development Activity:** Which sites are currently under construction and an indication of how many homes have been completed,
- Infrastructure Provision:** A summary of the supporting infrastructure that has been agreed through a S106 (legal) agreement and details of those infrastructure works and other associated projects that are in the pipeline, or are currently being undertaken.



Indicative Illustration of Master Planning Approach

The Planning Process

The design, development and delivery of Cardiff's Strategic Sites can be broadly broken down into six parts:

Part 1: The Local Development Plan

The Cardiff Local Development Plan (LDP) 2006-2026 sets out the policies that guide development across the City. Key Policies KP2A to KP2H set out a master planning approach to the delivery of the Strategic Sites and identify an indicative schematic framework and details of those items of infrastructure (e.g. highway and transportation works, schools, community facilities and open spaces) to be delivered alongside the new homes.

Part 2: Site Master Planning

Before submitting a planning application, a developer will produce a master plan for their site. This will show an overall layout for the whole of the development area and will demonstrate how their proposals are in line with the policies set out in the LDP. Recognising that it not possible to build sites of this size in one go, a phasing plan will also be produced which shows how the site will be divided into smaller areas for delivery.

Part 3: Pre-application Consultation

Where a developer is proposing a 'major development' (a housing development of 10 or more dwellings / over 0.5ha, or other developments of over 1000sqm floorspace or 1ha), there is a need for them to undertake a pre-application consultation with the public before submitting their planning application to the Local Planning Authority (LPA). The results of this consultation then forms part of their planning application.

Part 4: Planning Applications

There are three main approaches that might be taken here:

- 4A. The submission of an Outline Planning Application followed by a Reserved Matters Application(s)
- 4B. A Full Planning Application
- 4C. A Hybrid Planning Application

4A Outline and Reserved Matters Applications:

An 'outline planning application' allows for a decision to be made on the general principles of how a site will be developed before further work is undertaken on more detailed designs (these detailed designs are referred to as 'Reserved Matters'). As a minimum, an outline application will usually include information on the uses proposed for the development (e.g. houses), the amount of development proposed (e.g. up to 200 homes), an indication of the sites layout (this will relate back to the masterplan for the site), an indication of minimum / maximum sizes of the proposed buildings (e.g. height) and show where access points into the site will be located.

It is at the outline application stage that the developer will enter into a S106 Legal Agreement to either deliver (build) and / or financially contribute towards the delivery of supporting infrastructure (e.g. affordable housing, highway works, schools) as part of their development.

Following the granting of an outline application, a 'Reserved Matters Application(s)' sees the developer submit the more detailed information for their site. This will include, for example: Access – the positioning and treatment of routes for pedestrians, cyclists and vehicles; Appearance – what the buildings will look like in terms of house styles and use of materials; Landscaping – details of planting, green spaces and public spaces; Layout – the way in which buildings are positioned; Scale – the dimensions of each building.

A reserved matters application could be submitted for the whole site, or, if it is a larger development, separate reserved matters applications can be submitted for each of the smaller phases as they are progressed.

4B Full Planning Application

Where everything has been designed in detail from the outset, a developer may choose to submit a full planning application. This provides approval in one planning consent as opposed to taking the outline / reserved matters route. In this scenario, the S106 Agreement would be attached to the full planning permission.

4C Hybrid Application

If a developer has full details for one part of their site and outline information for the remainder, they can submit a 'hybrid application'. The planning applications description would identify which part of the site was seeking full permission (e.g. phase 1) and which parts relate to the outline element of the application (e.g. phases 2-5). As identified above (see 4A), the outline elements of the consent would be subject to future reserved matters applications.

Part 5: Discharge of Conditions

Once planning permission has been granted (consented), there will be a number of 'planning conditions' (attached to the permission) that a developer will need to discharge (this might include for example needing to provide a sample of external finishing materials). Some of these might be 'pre-commencement conditions' that will need to discharge before work can start onsite, whilst others will need to be discharged at certain trigger points while the site is being built. To discharge each condition, a 'discharge of condition application' needs to be submitted to and approved by the Local Planning Authority.

Part 6: Implementation / Infrastructure Provision:

Once all of the permissions have been granted and relevant (pre-commencement) planning conditions discharged, the developer will then be able to start building their site. At various trigger points and thresholds during the development (as identified in the S106 Agreement), they will also start building the supporting infrastructure (e.g. new roads, schools, and open spaces) and / or make payments to the Council towards infrastructure provision.

Local Development Plan Policy KP2C

The Local Development Plan sets out the framework for the development of the strategic sites.

Through Policy KP2C it identifies that:

Land is allocated at North West Cardiff, as defined on the Proposals Map, for a mixed-use comprehensive development including a minimum of 5,000 homes and local employment opportunities, together with essential, enabling and necessary supporting infrastructure which will be delivered in a phased manner with specific details formally tied into planning consents including:

Essential/ Enabling Infrastructure

Transport and Highways:

- Provision of new bus-based Rapid Transit Corridors through the site providing links between the District/Local Centres and a new Transport Hub in the easternmost District/Local Centre;
- Off-site infrastructure including bus priority measures to develop bus-based Rapid Transit Corridors integrating with the site, the Western Bus Corridor and other routes within the North West Rapid Transit Corridor;
- Off-site infrastructure including bus priority enhancements on the Western Bus Corridor and measures to improve linkages into Rhondda Cynon Taf;
- Extend bus networks and increase the frequency and reliability of services to serve the site with public transport options for a wide range of journeys including a combination of limited stop and local bus services.

Walking and Cycling:

- On and off-site measures to provide a network of high quality, safe, attractive and convenient routes within the site and linking to key local services, facilities and destinations including existing local centres and schools at Fairwater, Pentrebane, Danescourt and Radyr;
- Links to the Taff and Ely Trails;
- Links to off-site public transport destinations including Radyr, Danescourt and Llandaff rail stations.

Necessary Infrastructure

- 1 District Centre and 3 Local Centres (including provision of business and local employment uses), primary care facility, multifunctional community leisure facility including library facility, and financial contribution to upgrading of Fairwater Leisure Centre;
- Education-1 new secondary school, 3-4 new primary schools located in or adjacent to District/Local Centres, and financial contribution to existing primary schools in earlier phases;
- Minimum of 30ha Open Space including 15ha of formal recreation, 6 playgrounds including destination play area, 2 teen facilities plus off-site contribution, and 2x 50 plot allotment sites (through on-site/ off-site provision).



Strategic Site C: LDP Schematic Framework

SITE C | Goitre Fach Farm

Overview of Planning Applications

Outline Application:

16/00106/MJR | For up to 300 homes | Consented

ID: 27

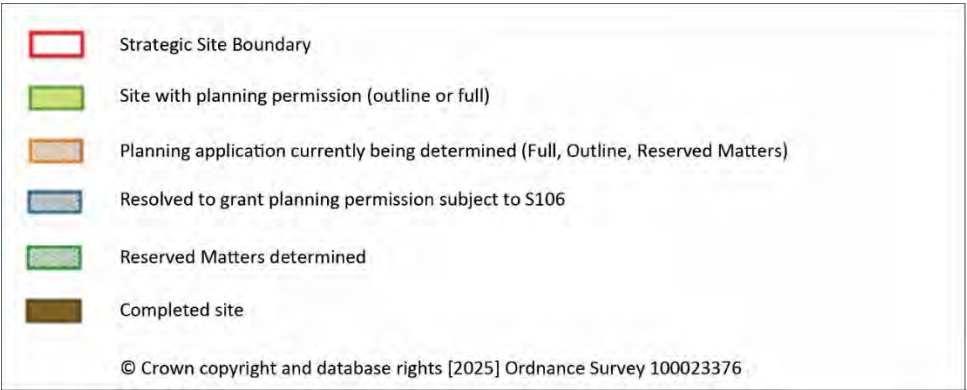
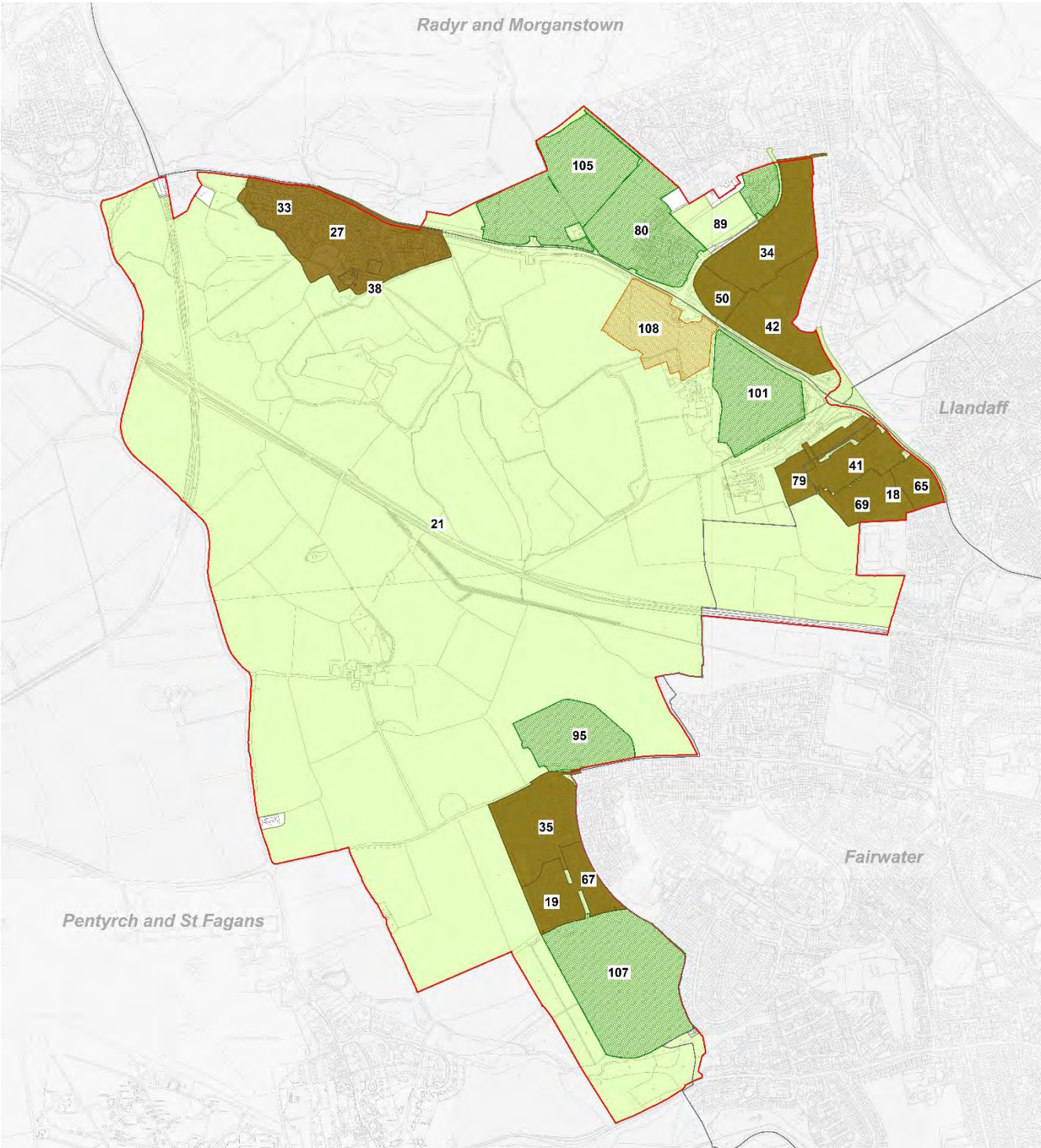
Reserved Matters Applications:

17/01012/MJR | 260 homes | Completed

ID: 33

17/02844/MJR | 3 homes | Completed

ID: 38



Outline Planning Application | 16/00106/MJR

Goitre Fach Farm | Up to 300 Homes | Completed

Site Description:

Situated to the south west of Radyr and immediately to the south of Llantrisant Road, this development covers an area of approximately 24 acres and will contain 263 homes.

The scheme will include affordable homes, a new road junction with pedestrian and cycle routes along Llantrisant Road, a spine road connection linking into the wider Strategic Site C and open spaces including a children’s play area, a kick-about area and footpaths linking to adjoining woodland.

Infrastructure Provision:

In addition to the infrastructure that is being provided onsite (as above), the developer will also be making a series of financial contributions towards the provision of; bus services, highway and telematic improvement works along Llantrisant Road, primary and secondary school places, allotments, off site grassland, community facilities and air quality monitoring.

Outline Planning Permission:

Outline planning permission for Goitre Fach Farm (up to 300 homes) was granted in spring 2017.

Reserved Matters Applications:

The reserved matters application for this site covered the whole of the development (260 homes) and looked at details of non-strategic access, appearance, landscaping, scale and site layout. It was approved in November 2017.

A further reserved matters application was approved in spring 2018, which involved the re-planning of 15 units and the provision of 3 additional units, increasing the total number of homes to 263.

Development Activity:

Construction work started in 2018. The 263 properties have been completed.



Infrastructure Delivery

As part of the outline application for the delivery of Goitre Fach Farm (16/00106/MJR), the developer has entered into a Section 106 Agreement to provide new infrastructure and to make improvements to existing facilities. Some of this infrastructure will be provided onsite and will be built by the developer during the relevant phases of the development, whilst other contributions will take the form of financial payments made to the Council:

S106 Category	Description:
Affordable Housing	The developer will be providing 30% onsite affordable housing as part of the development.
Highway Works / Contribution	Highway and junction improvements along the A4119 (Llantrisant Road) will be carried out by the developer as part of their construction works. In addition to this, they will also be contributing a total of £537,000 towards cycling improvements and telematics works along Llantrisant Road.
Bus Contribution	A series of financial contributions totalling £750,000 will be made to support the provision of bus services to the site during the early years of the development.
Residential Travel Plan	The developer will be preparing a residential travel plan for the site and will be providing a 1 year bus pass and £50 cycle voucher to the first occupier of each dwelling.
Primary School Contribution	The developer will be making a financial contribution of around £845,000 towards the provision of primary school places and the provision of land for a primary school.
Secondary School Contribution	The developer will be making a financial contribution of around £793,000 towards the provision of secondary school places and the provision of land for a secondary school.
Allotment Contribution	The developer will be making a financial contribution of around £73,000 towards the provision of allotments in the vicinity of the site.
Offsite Grassland Contribution	The developer will be making a financial contribution of around £31,000 towards the provision of new grasslands.
Open Spaces	The developer will be providing formal and informal open space, including a children’s play area, kick about area and green corridors (along with an associated management scheme) as part of the development.
Community Facility Contribution	The developer will be making a financial contribution of around £259,000 to the Council towards improving existing and / or providing new community facilities within the Creigiau and St Fagans Ward and / or at Fairwater Leisure Centre.
Air Quality Contribution	This is a contribution that will be used towards monitoring air quality relating to the development.

S106 Category	Description:
Waste Management Contribution	This contribution will be used towards providing waste management services to the development.
Sustainable Urban Drainage	The developer will be providing a sustainable urban drainage scheme as part of the development.

