

North East Cardiff LDP Strategic Site F

Autumn 2022



Liability and Disclaimer

While reasonable care has been taken in the preparation of this document to ensure that the information contained is accurate, this document, its content, names, text and images included in this document, are provided 'AS IS' and without warranties of any kind, either express or implied. To the fullest extent permissible pursuant to UK law, the County Council of the City and County of Cardiff ['The Council'] disclaims all warranties expressed or implied, including but not limited to implied warranties of reasonable care, satisfactory quality or fitness for a particular purpose and non-infringement of title.

The document contains guidance and notes on certain aspects of law as they might affect the average person. They are intended as general information only and do not constitute legal or other professional advice. It should not be relied on as the basis for any decision or legal action. The Council cannot accept liability for any loss suffered due to reliance on the contents of this document. The law is constantly changing so expert advice should always be sought.

To the extent permitted by applicable laws, no liability is accepted for any direct, indirect, incidental, special or consequential loss or damage to any user (whether arising in contract, tort including negligence or otherwise) arising out of or in connection with the use of this document.

The contents of this document shall not fetter the Council in the exercise of any of its statutory functions, including, without limitation to the generality of the foregoing, its functions as Local Planning Authority or Local Highway Authority.

For full details of all planning applications, including reports, decision notices and S106 agreements, please visit the planning pages of the Council's website at www.cardiff.gov.uk/dc.

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

- LDP Proposals Map, Development Activity Map and Photographs – © Cardiff Council
- Planning Application Maps and Illustrations – © Associated Applicant

OS Maps: © Crown copyright and database rights [2022] Ordnance Survey 100023376

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:	<ul style="list-style-type: none"> • Cardiff Central Enterprise Zone / Regional Transport Hub • Circa 2000 homes
Strategic Site B:	<ul style="list-style-type: none"> • Former Gas Works, Ferry Road • Circa 500 homes, with associated community uses
Strategic Site C:	<ul style="list-style-type: none"> • North West Cardiff • Minimum 5,000 homes, with employment and other community uses
Strategic Site D:	<ul style="list-style-type: none"> • North of Junction 33 on M4 • Circa 2,000 homes, with community uses, employment and Park and Ride
Strategic Site E:	<ul style="list-style-type: none"> • South of Creigiau • Circa 650 homes, with associated community uses
Strategic Site F:	<ul style="list-style-type: none"> • North East Cardiff (West of Pontprennau) • Circa 4,500 homes, with employment and community uses
Strategic Site G:	<ul style="list-style-type: none"> • East of Pontprennau Link Road • Circa 1,300 homes, with associated community uses
Strategic Site H:	<ul style="list-style-type: none"> • 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 KP2F

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

Through Policy KP2F it identifies that:

Land is allocated at North East Cardiff (West of Pontprennau), as defined on the Proposals Map, for a mixed-use comprehensive development of a minimum of 4,500 homes, employment and other associated community uses, 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 & Highways:

- Provision of new bus-based Rapid Transit Corridors through the site providing links between the District/Local Centres including Bus Gates at access point to Cardiff Gate Business Park and St Mellons Road at the eastern edge of the site;
- Off-site infrastructure including bus priority measures to develop bus-based Rapid Transit Corridors integrating with the site, the Eastern/Northern Bus Corridors and other routes within the North Eastern Rapid Transit Corridor including services linked to Strategic Site G, facilitating transfer/ improving interchange facilities to Rhymney Line rail services at Llanishen Station and Thornhill Station, and, employment facilities at St Mellons Business Park and Strategic Site H;
- Off-site enhancements including bus priority measures to the Eastern/Northern Bus Corridor;
- 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 safe, attractive and convenient routes within the site and linking to key local services, facilities and destinations including existing local centres and Schools at Pontprennau, Pentwyn, Lisvane and Cardiff Gate Business Park;
- Links to off-site public transport destinations including Llanishen and Thornhill Rail Stations.

Necessary Infrastructure:

- 1 centrally located District Centre and 1 Local Centre including Primary Care facility, Multifunctional community leisure facility including library facility, and financial contribution to upgrading of Llanishen and Pontprennau Leisure Centres;
- Education-1 new Secondary School, 3 new Primary Schools and financial contribution to existing Primary Schools;
- Minimum of 26ha Open Space including 13ha of formal recreation, 6 playgrounds including destination play area, 1 teen facility plus off-site contribution, and 2x 50 plot allotment sites.



Strategic Site F LDP Schematic Framework

SITE F | North East Cardiff

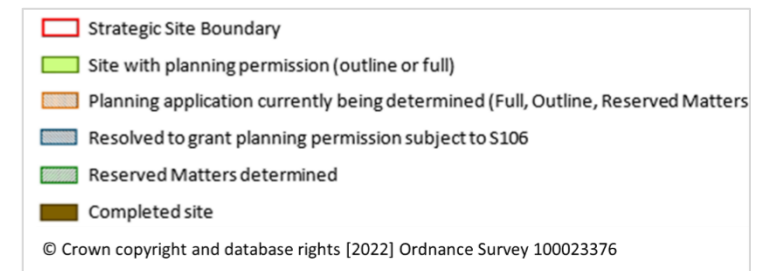
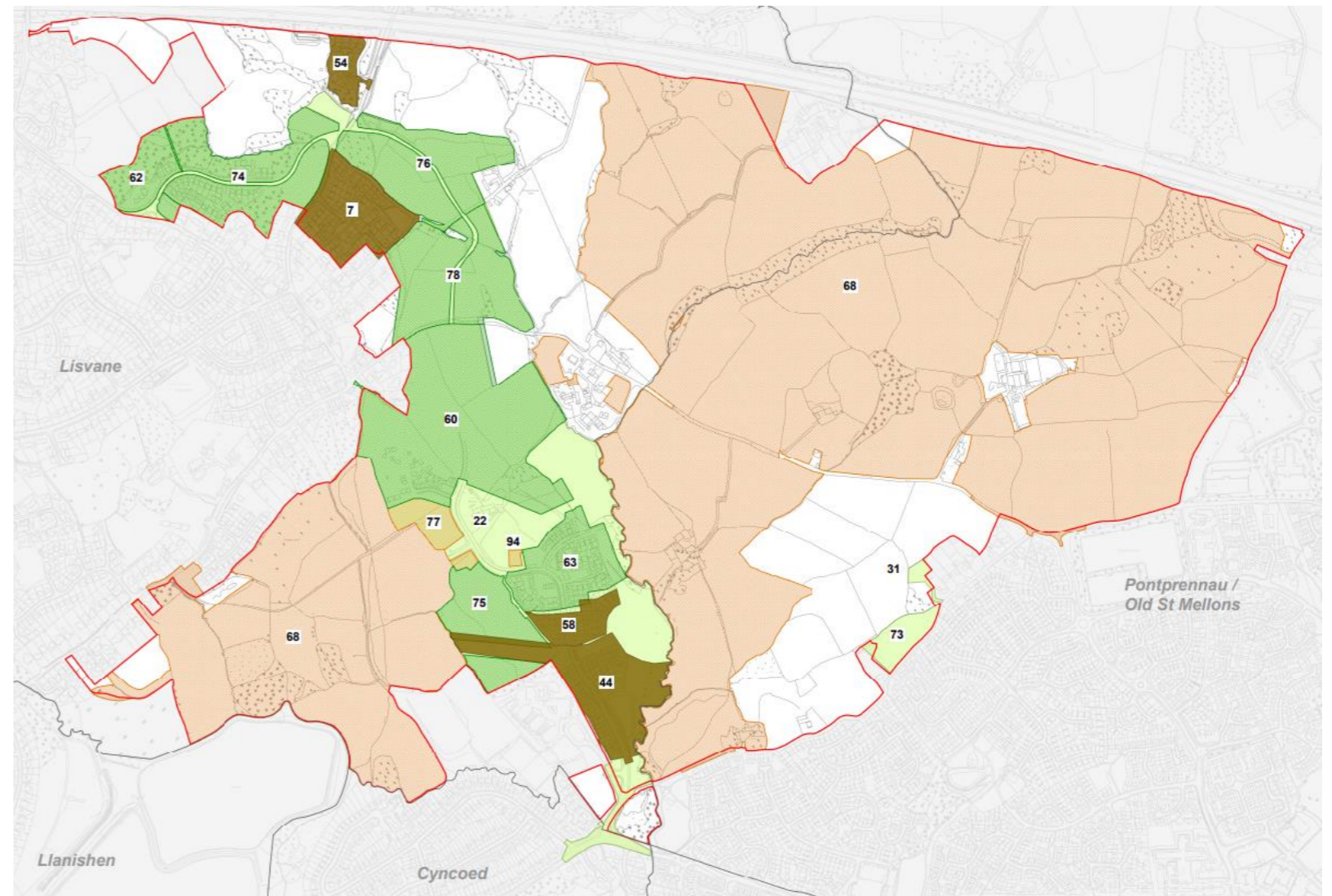
Overview of Planning Applications

Outline Application:

19/02330/MJR | Up to 2500 Homes | **Live Application**

ID: 68

Reserved Matters Applications:



Outline Planning Application | 19/02330/MJR

North East Cardiff | Up to 2500 Homes | **Live Application**

Site Description:

Situated to the east and south west of Strategic Site F, these two parts of the site cover an area of around 333 acres and will contain up to 2500 homes.

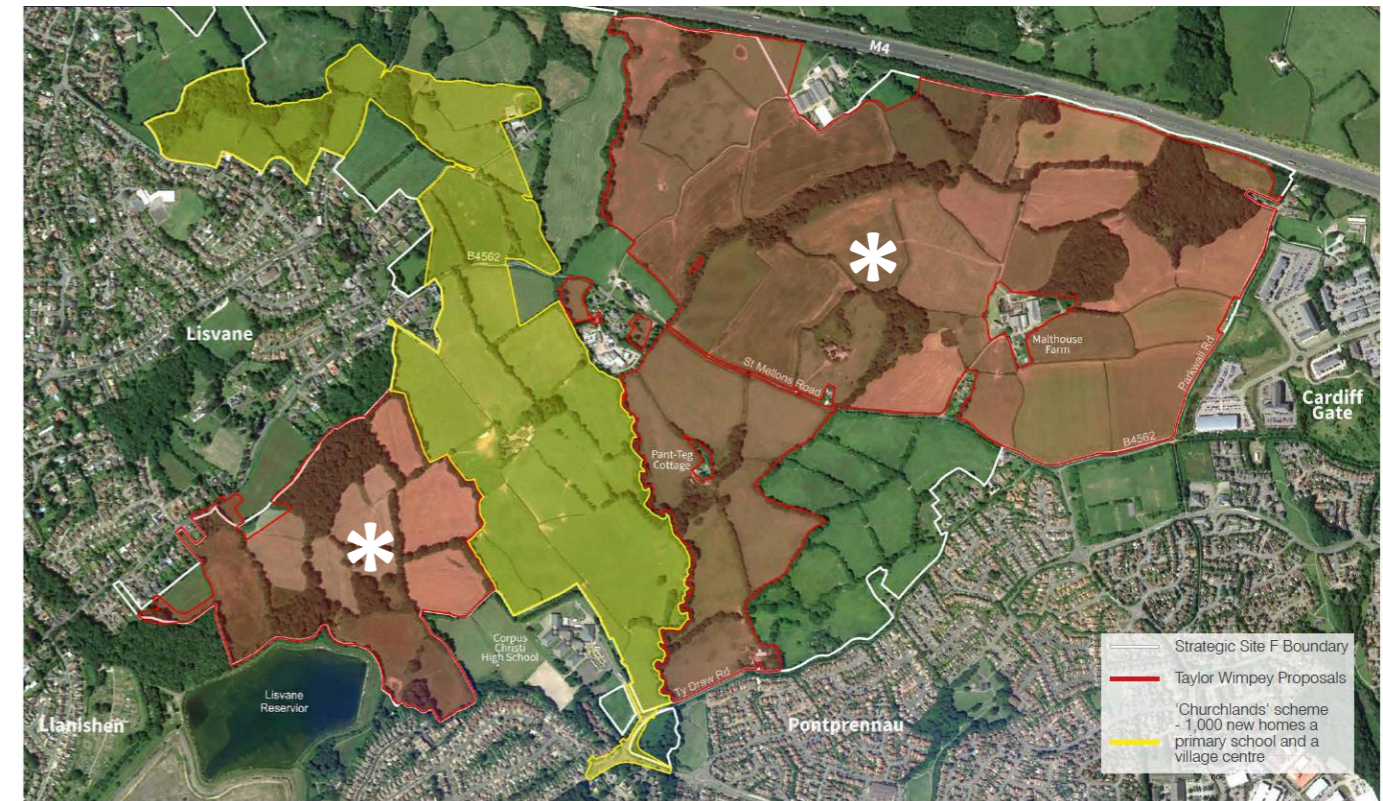
Infrastructure Provision:

The proposal includes the provision of affordable housing, a primary school, secondary school, employment space and district and local centres. Development will be set within in a landscaped setting, with a network of greenways, public open spaces and a rapid transit route, to support enhanced public transport, walking and cycling.

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 as part of their development.

Outline Planning Permission:

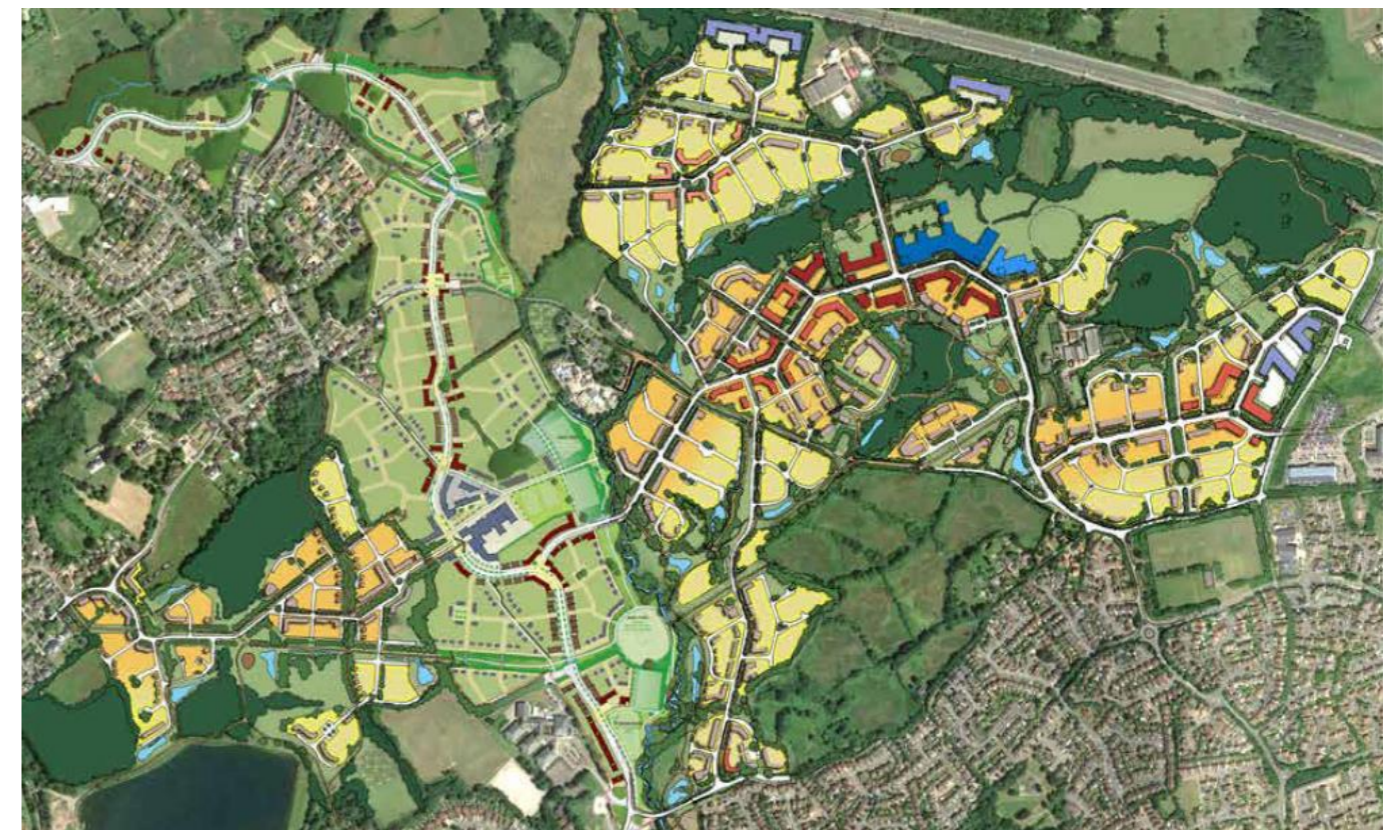
It should be noted that as it is currently (at autumn 2022) a live planning application, the information and site plans identified may be subject to change



Site Location Plan*



Indicative Illustration



Indicative Masterplan

