



LRM
PLANNING
LIMITED



ET SCENE 1



ET SCENE 2



Short

PLANNING STATEMENT

Land at Cardiff Road/Cross Common Road, Dinas Powys, Vale of Glamorgan

Reserved Matters for 50 residential units

Prepared by LRM Planning Limited on behalf of
Edenstone Homes

JULY 2017



Contents

1. Introduction	3
2. Site Description.....	5
3. Proposed Development.....	6
4. Planning History & Engagement.....	10
5. Planning Policy Framework	11
6. Appraisal	17
7. Conclusions.....	21

Appendix

Appendix 1 – Site Location Plan

Appendix 2 – Site Layout



1. Introduction

- 1.1 This Planning Statement accompanies a reserved matters application, submitted on behalf of Edenstone Homes (the applicant), for the erection of 50 units, public open space, landscape planting, pedestrian link and associated works (discharging conditions imposed on the outline permission) on land at Cardiff Road/Cross Common Road, Dinas Powys.
- 1.2 This submission is accordingly associated with outline planning permission reference 2015/00392/OUT, granted on 6th July 2017. Under the approved outline permission all matters were reserved for subsequent approval, with the exception of site access. Access to the site was shown to include a new junction between Cross Common Road and Cardiff Road. This junction has been implemented, along with the new section of highway and other associated works, and is in operation with the original access/bridge now stopped up.
- 1.3 The application site is identified on the location plan provided in Appendix 1. The development proposals (site layout) are shown in Appendix 2.
- 1.4 This Planning Statement accordingly forms part of a suite of drawings and documents submitted with the application, which together demonstrate both the site's suitability to accommodate development and its deliverability, at this point in time. Other documents submitted as part of this application include:
 - Design and Access Statement;
 - Ecological Design Strategy;
 - Arboricultural Impact Assessment;
 - Acoustic Assessment;
 - Topographic Survey;
 - Site Location Plan;
 - Planning Layout;
 - Storey Heights Plan;
 - Materials Layout;
 - Enclosure Details;
 - Garage Details;
 - Refuse/Recycling Strategy Plan;
 - Affordable Housing Layout;
 - External Works Plan;
 - Hard Landscaping Details;
 - Landscaping Scheme;
 - House Type Drawings;
 - Street Scenes; ;
 - Drainage Strategy & Engineering Details.
- 1.5 Together these documents provide a detailed explanation of the proposal and their implications upon the surrounding environs. They demonstrate that the proposal represents an acceptable and appropriate use of the land.
- 1.6 A complete list of the supporting application documentation, referencing relevant



report and drawing numbers, are provided within the cover letter accompanying the application submission.



2. Site Description

The Site & its Context

- 2.1 The application site is formed by an irregular shaped land parcel situated at Cardiff Road/Cross Common Road junction in Dinas Powys, Vale of Glamorgan. The site is situated in an edge of settlement, located on the section of Cardiff Road which links the settlement with Sully and Barry, as identified at Appendix 1.
- 2.2 The application site, which measures 2.3ha in area, is irregular in shape. The highway improvement works, including new access and section of road, have been completed which effectively truncates a small triangular section of the northern most portion of the site. This section of the site contains a number of dilapidated stables/sheds and is framed by trees and bordered by a temporary post and rail fence. The larger land parcel is also bound by a new temporary post and rail fence with trees (a number of which are protected by a tree preservation order) and hedge planting along its boundary and within the main body of the site.
- 2.3 The adjoining boundaries to the site are principally formed by the following:
 - Immediately to the west of the site is Cardiff Road.
 - Immediately to the north is Cross Common Road (the original section of highway) and the rear of properties which front onto Cross Common Road.
 - Immediately to the south of the site is a property known as The Beeches.
 - Immediately to the east of the site, at the most easterly point, are agricultural fields.
- 2.4 The new access has been recently constructed. This is formed through the provision of a new stretch of highway which links Cross Common Road and Cardiff Road, terminating with a priority junction onto Cardiff Road. The former/original bridge access onto Cross Common Road has been stopped up. Footpath provision has also been constructed which crosses part of the site linking in with the wider network.
- 2.5 The site is located in a sustainable, edge of settlement location within walking distance of a wide variety of shops, services, health and recreational opportunities available within Dinas Powys. The site is also located within convenient cycling distance of Penarth, Sully and Barry.
- 2.6 Furthermore, the site benefits from convenient access to public transport opportunities with bus stops located on either side of Cardiff Road with the bus stops positioned 40m (south bound) and 180m (north bound) respectively. The site is also approximately 600m of Dinas Powys Railway Station which provide regular services between Barry, Cardiff and Merthyr.
- 2.7 Further commentary and analysis of the site context is provided within the accompanying Design and Access Statement.



3. Proposed Development

Overview

- 3.1 The development proposals include for construction of 50 residential units, public open space, landscape planting, pedestrian link and associated works. As highlighted in Section 1, this application is a reserved matters application associated with an outline permission which has established the principle of the proposal.
- 3.2 The accommodation schedule for the development proposals, including house type name, number of bedrooms, height, size and number of units, is set out within the table below:

Table 1: Accommodation Schedule

House Type	Bedrooms	Height	Size (sqft)	Number
Famham	5 Bedroom	2 Storey (Part 1.5)	1515	5
Bonvilston	4 Bedroom	2 Storey	1321	8
Tenbury	4 Bedroom	2 Storey	1320	4
Bamford	4 Bedroom	2 Storey	1215	5
Carcroft	4 Bedroom	2 Storey	1075	4
Broughton	3 Bedroom	2 Storey	1008	4
1 Bed Apartment	1 Bedroom	3 Storey	460	6
Ogmore	2 Bedroom	2 Storey	936	11
Wye	3 Bedroom	2 Storey	1063	2
4 Bed	4 Bedroom	2 Storey	1167	1
			Total	50

- 3.3 A summary of each of the main components of this application is provided within the following paragraphs.

Residential Units/Accommodation

- 3.4 As illustrated above, the development proposes a variety of two, three and four bedroom two storey dwelling houses, formed through a mixture of detached, semi-detached and terraced house types. A single apartment building, up to three storeys in height, is proposed towards the northern boundary of the site overlooking Cardiff Road, providing a total of 6 one bedroom units. It should also be noted that the



Farnham house type has elements which appear 1.5 storey in height with the first floor windows breaking the eaves level.

- 3.5 It is the applicants' intention to provide a range of house types which will appeal to a spectrum of the local housing market, with a focus upon small to average family sized households. The house type drawings which accompanies this submission provides more detail over the size and variation in houses proposed.

Layout/Form

- 3.6 The proposed layout reflects the identified site constraints and opportunities established under the outline permission. These include matters such as access/highway design, trees, drainage, relationship with neighbouring properties. The scheme accordingly follows the illustrative masterplan approved under the outline application.
- 3.7 The design has sought to provide active and attractive elevations orientated over the main highways which run through and border the site. Within the main body of the site the proposed public open space has been designed so be sited centrally within the scheme but also so that it benefits from natural surveillance, with adjacent units appropriately designed/oriented.

Scale

- 3.8 The predominant scale across the site is two storeys, as illustrated within the accompanying storey heights layout. The main exception is the block of six flats at plots 2-7, which are constructed at three per floor to a height of three storeys. The Farnham units also have lowered eaves, resulting in a one-and-a-half storey element to the front elevation.

Access & Pedestrian/Cycle Links

- 3.9 As mentioned previously, the primary access into the site has is formed by a new stretch of highway and priority junction onto Cardiff Road linking from Cross Common Road, with the former/original bridge access onto Cross Common Road being stopped up. These works have now been completed in accordance with the planning permission, reflecting the details agreed under the outline consent.
- 3.10 The new access and link road effectively splits the site into two main development parcels with the main portion of the site, located to the south, accessed off the new length of highway. The resulting smaller triangular portion of land is accessed via Cross Common Road (the original route).
- 3.11 The highway works completed also make provide for pedestrian/cycle links with a new dedicated footpath crossing the frontage of the northern parcel linking into the wider network. Pedestrian crossing points over the new section of Cross Common Road have also been provided, along with pedestrian refuge, which connects into the footpath along the eastern side of Cardiff Road. A pedestrian link is also formed onto Cardiff Road centrally within the site passing through the public open space.



Car Parking, Refuse and Recycling

- 3.12 Car parking has been provided in accordance with the parking guidelines, to reflect the sustainable location and the size and tenure of the units. The majority of the units will have on-plot parking provision, located either to the side or in front of the plot for both security and convenience of future occupiers. Two parking courts are however employed to serve the apartment building and dwellings immediately adjacent, together with semi-detached units which overlook the public open space.
- 3.13 The level of car parking accords with the parking guidelines with the level of parking determined by the size of the units with the largest units having a minimum of three car parking spaces, provided through garaging and driveway spaces, whilst the smallest one bedroom apartments have a single dedicated space each. The scheme also makes provision for on street visitor car parking at a ratio of one space per five units.
- 3.14 The highway design is such that it will allow emergency and refuse vehicles to access the site with adequate turning facilities provided at an appropriate location. The proposed layout and engineering information which accompany this submission demonstrate the suitability of the highway design in this respect.
- 3.15 All of the units are provided with secure external gated footpaths to their private amenity areas. Such pedestrian links will assist with the secure storage and transfer of waste and recycling material to the highway on the day of collection. The scheme also makes provision for suitable refuse collections points for those units which don't have immediate access to the proposed adopted highway.

Trees, Landscaping & Public Open Space

- 3.16 A comprehensive scheme of tree and landscape planting is proposed to build upon existing features, soften the appearance of the development and enhance the biodiversity interest of the site. The trees to be removed, together with those to be retained are identified on the planning layout and external works drawings.
- 3.17 Along the western boundary new hedge planting is proposed to reinforce the existing trees and boundary hedge planting which are to be retained, providing an attractive landscaped façade to Cardiff Road. The hedge planting is to be retained along the southern boundary, whilst additional tree and hedge planting is proposed around the rear of the plots adjacent to the public open space, for landscape and amenity interest.
- 3.18 Elsewhere within the development opportunities for landscape planting have been provided which will soften the built form and provide an attractive pedestrian environment. Further information in this respect is contained within the accompanying Design and Access Statement and detailed landscaping drawing.
- 3.19 In accordance with principles approved under the outline consent, equipped areas of play have been provided within the central area of landscaped open space, in accordance with the illustrative masterplan.



Materials & Boundary Treatments

- 3.20 Facing materials within the development will predominately be formed through a combination of red facing brick with slate grey interlocking roof tiles. To provide contrast within the layout select units will be constructed from alternative materials including render and recon stone.
- 3.21 Boundary treatments will be a mixture of hedge planting, 1.1 ball top railings, 1.8m brick screen walling, 1.8m close boarded fencing, 1.2m palisade fencing, 1.2m timber post and rail fence and privacy panel with either post and rail or 1.2m close board fencing. The choice of boundary material depends upon the location of the boundary and the function of the enclosure. In prominent areas of the layout ball top railings or brick screen walling is preferred, whereas in less exposed positions fencing is generally proposed.



4. Planning History & Engagement

Planning History

- 4.1 The most relevant planning history associated with the site is formed by the outline planning permission, LPA Ref 2015/00392/OUT, which was granted on 6th July 2017. This application gained outline permission for the development of up to 50 units, all matters reserved apart from access. The outline planning permission was granted subject to 18 conditions and the completion of a section 106 legal agreement which seeks the following contributions;
- Affordable Housing provision – 40% on-site provision at a ratio of 70% social rented and 30% intermediate.
 - On-site Public Open Space provision.
 - Education Facilities Contribution of £260,338.58 (or £5,206.78 per dwelling)
 - Public Art Contribution.
 - Sustainable Transport Facilities Contribution at £2,000 per unit.
 - Community Facilities Contribution at £988.50 per unit.
- 4.2 As mentioned earlier in this report, the site access has now been constructed and is in operational use with the former access between Cross Common Road and Cardiff Road having been stopped up. This development was approved under a separate application (LPA Ref 2015/00928/RG3).

Engagement

- 4.3 A process of engagement with the LPA and public consultation was previously carried out as part of the processing of the outline planning application. This included pre-application discussions with the LPA, together with the consultation with the neighboring properties as part of the formal application process, prior to its positive determination by Planning Committee.
- 4.4 As a reserved matters submission in accordance with the approved outline permission, there is no statutory requirement for further community consultation prior to that which will take place as part of the processing of the reserved matters submission.



5. Planning Policy Framework

- 5.1 The planning policy context for the determination of this application is provided by national and local planning policy guidance. National guidance is set out within Planning Policy Wales and accompanying Technical Advice Notes. Local policy comprises the adopted Vale of Glamorgan Council Unitary Development Plan, the emerging Local Development Plan and the Authority's Supplementary Planning Guidance documents.
- 5.2 In light of the fact that outline permission has already been granted, thereby establishing the principle of the proposal in land use policy terms, this section of the report intends to provide an overview of the planning policy framework rather than a detailed analysis.

Planning Policy Wales

- 5.3 Planning Policy Wales (PPW) is the principal national planning policy document which sets out the land use policies of the Welsh Government against which development proposals should be assessed. The latest version is the ninth edition, published in November 2016.
- 5.4 The main thrust of PPW is to promote sustainable development. It states at paragraph 1.2.2 that:
- "The planning system must provide for an adequate and continuous supply of land, available and suitable for development to meet society's needs".*
- 5.5 It sets out a series of objectives that reflect the Welsh Government's sustainability agenda and that should be taken into consideration through development proposals. Chapter 4 deals specifically with Planning for Sustainability and lists a series of sustainability objectives under paragraph 4.4.3, included amongst which is a requirement to *"ensure that all local communities...have sufficient good quality housing for their needs, including affordable housing"*.
- 5.6 Chapter 9 relates to Housing and states that the Welsh Government recognises the importance of a home to people's lives insofar as it affects their health and well-being, quality of life and the opportunities open to them. Accordingly, it is a priority within PPW to provide more housing of the right type and offer more choice, as defined within para. 9.1.1. The same paragraph also lists some of the Welsh Government's priorities in respect of housing, including the preference for use of brownfield land rather than greenfield sites.
- 5.7 The characteristics that Welsh Government promote in housing development include the following points that are of relevance to this proposal:
- *"mixed tenure communities;*
 - *development that is easily accessible by walking, cycling and public transport;*



- *attractive landscapes around dwellings, with usable open space and regard for biodiversity, nature conservation and flood risk;*
- *greater emphasis on quality, good design and the creation of places to live that are safe and attractive;*
- *the most efficient use of land; and*
- *well designed living environments, where appropriate at increased densities.*

5.8 In terms of housing need and supply, para. 9.2.3 emphasises that:

“Local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing judged against the general objectives and the scale and location of development provided for in the development plan”.

Technical Advice Notes

5.9 The following Technical Advice Notes (TANs) are considered to be of relevance in the consideration of the proposal.

5.10 TAN 1 informs and advises on Joint Housing Land Availability Studies and was published in January 2015. It provides guidance on the requirement for Local Authorities in Wales to maintain a five-year supply of readily developable land suitable for housing.

5.11 TAN 12 relates to Design and was updated in March 2016. It provides advice and information on a number of related areas including the definition of design for planning purposes; design considerations in planning decisions; and local planning authority design policy and advice.

5.12 TAN 18, which was published in March 2007, deals with Transport matters, and advocates locating development where there is good access by public transport, walking and cycling; generally advocating development at sustainable sites.

Development Plan

5.13 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions in relation to planning applications should be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, which was formally adopted by the Council on 18th April 2005. The UDP is now time expired but the LPA still reference many of the policies for development management purposes.

Unitary Development Plan

5.14 The site is situated just outside of the settlement boundary for Dinas Powys as established within the proposals map of the UDP, falling within a wider area noted as



being 'Green Wedge'. Notwithstanding this outline permission has been granted taking into account a number of issues including background papers to the deposit LDP and national planning policy guidance.

- 5.15 A summary of the pertinent UDP policies is provided as follows, listed in the order they appear in the Plan.

Policy	Relating to
Strategic Policies	
1 and 2	The Environment
3	Housing
8	Transportation
11	Sport & Recreation
Environment Policies	
ENV 1	Development in the Countryside
ENV 2	Agricultural Land
ENV 3	Green Wedge
ENV 10	Conservation of the Countryside
ENV 11	Protected of Landscape Features
ENV 16	Protected Species
ENV 27	Design of New Developments
Housing Policies	
HOUS 2	Additional Residential Development
HOUS 3	Dwellings in the Countryside
HOUS 8	Residential Development Criteria – Policy HOUS 2 Settlements
HOUS 12	Affordable Housing
Transportation Policies	
TRAN 9	Cycling Development
TRAN 10	Parking



Sport & Recreation	
REC 3	Provision of Open Space within New Residential Development
REC 6	Children's Playing Facilities
REC 7	Sport & Leisure Facilities

Local Development Plan

- 5.16 The Vale of Glamorgan Deposit Local Development Plan (LDP) was published in November 2013. The LDP has undergone various stages of deliberation including public consultation, consultation on 'Alternative Sites', publication of a Delivery Agreement, and in July 2015, submission of the Plan to the Welsh Government for Examination.
- 5.17 The Examination in Public commenced in January 2016. The Council has consulted on the proposed changes that emerged as a result of the matters arising from the additional hearing sessions in January and February 2017 (known as the Further Matters Arising Changes or FMACs). The 6-week public consultation took place from 17th February to 31st March 2017. All duly made representations on the Further Matters Arising Changes were forwarded to the Inspector for consideration in April 2017.
- 5.18 Paragraph 2.14.1 of PPW relates to the weight that should be given to the deposit LDP and its policies, stating that "*certainty regarding the content of the plan will only be achieved when the Inspector delivers the binding report*". The same paragraph states that "in considering what weight to give to the specific policies in an emerging LDP that apply to a particular proposal, local planning authorities will need to consider carefully the underlying evidence and background to the policies." National planning policy is also a material consideration. There are therefore a series of background papers that the Authority states are of relevance in the consideration of this application, which are listed as follows:
- Affordable Housing Background Paper (2013)
 - Affordable Housing Viability Update Report (2014)
 - Affordable Housing Delivery Update Paper (2015)
 - Local Housing Market Assessment (2015)
 - Open Space Background Paper (2013)
 - Community Facilities Assessment (2013)
 - Education Facilities Assessment (2013)
 - Sustainable Settlements Appraisal Review (2013)
 - Sustainability Appraisal Report Addendum (2015)
- 5.19 Under the proposals map of the deposit LDP the site is allocated for residential development (50 units) under policy reference MG 2 (29) and is accordingly identified



within the proposed settlement boundary. The proposals map also makes reference to the infrastructure improvement associated with the site, policy reference MG 16 (17). The following table sets out the emerging policies of the deposit LDP which are considered to be of some relevance.

Policy	Relating to
Strategic Policies	
SP3	Residential Requirement
SP4	Affordable Housing Provision
SP 7	Transportation
SP 10	Built and Natural Environment
Managing Growth Policies	
MG 1	Housing Supply in the Vale of Glamorgan
MG 2	Housing Allocations
MG 4	Affordable Housing
MG 6	Provision of Education Facilities
MG 7	Provision of Community Facilities
MG 16	Transport Proposals
Managing Development Policies	
MD 1	Location of New Development
MD 2	Place Making
MD 3	Design of New Development
MD 4	Community Infrastructure and Planning Obligations
MD 7	Housing Densities
MD 8	Environmental Protection
MD 10	Promoting Biodiversity

Supplementary Planning Guidance



5.20 The Authority has a number of adopted and draft SPGs, amongst which it is considered that the following are relevant.

- Amenity Standards;
- Draft Supplementary Planning Guidance - Affordable Housing;
- Biodiversity and Development;
- Parking Standards (Interactive Parking Standards Zones Map);
- Draft Supplementary Planning Guidance - Planning Obligations; and
- Sustainable Development - A Developer's Guide.



6. Appraisal

Overview

- 6.1 This section of the Planning Statement aims to identify the main issues relevant to the determination of the application and assesses the scheme against the relevant considerations. These matters are considered to be as follows;
- The **principle of the development**, in land use policy terms;
 - The **design and visual impact** upon the surrounding area;
 - The **amenity considerations**, including relationship with surrounding properties;
 - **Traffic and Transportation**, including integration into the wider highway network;
 - Any **other material considerations** as defined under the outline planning permission.

Principle of the development

- 6.2 The scheme proposes 50 residential units, landscaped public open space and other associated works, situated within a sustainable, edge of settlement location. Whilst forming a departure to the time expired UDP, the principle of the proposal, in land use policy terms, accords with both the guiding principles of Planning Policy Wales together with emerging policies of the deposit Local Development Plan.
- 6.3 Furthermore, outline permission has previously been granted on the site which clearly establishes the policy support for the principle, setting a framework for consideration of the other detailed design considerations which will be considered in more detail within the sections below.

Design and visual impact

- 6.4 The design of the scheme has sought to positively respond to the identified site constraints and opportunities and accordingly follows an analysis of the site and its context, as set out within the accompanying DAS. Furthermore, the scheme also looks to take on board the principles established under the outline planning permission. As set out in section 2 of this report, these cover issues such as access/highway design, retention of trees and landscape planting, drainage, relationship with neighbouring properties, public open space provision and also the desire to deliver an attractive and well-planned development. The scheme accordingly follows the illustrative masterplan approved under the outline permission.
- 6.5 The design has therefore sought to deliver attractive and active primary elevations orientated over the adjacent roads which run through and border the site. Where



units are located at intersections between roads or where side elevations would appear in prominent locations, further windows are introduced to improve the aesthetics and provide for increased natural surveillance.

- 6.6 Within the main body of the site, the proposed public open space, which accords with the outline planning permission requirements, has been designed and sited centrally within the scheme ensuring that the facility benefits from natural surveillance, with adjacent units appropriately designed/oriented. Opportunities to protect and retain existing trees and planting and within the development have been taken and, where required, reinforced with additional supplementary tree, hedge and landscape planting which will help to soften the impact of the development.
- 6.7 Further, more detailed explanation over the design consideration, including matters such as scale, material choice and enclosure details is contained within the accompanying DAS.

Amenity considerations

- 6.8 In developing the scheme design, the proximity and relationship to existing properties adjacent to site boundaries has been carefully considered so as to avoid any unacceptable impacts in terms of loss of privacy, overbearing, loss of day, light loss of sunlight etc etc.
- 6.9 The properties which front onto Cross Common Road benefit from very large rear gardens. Notwithstanding this, the design has sought to ensure that proposed units are positioned away from these boundaries which will ensure that usual privacy and separation standards are exceeded.
- 6.10 At plot 21, given the relationship between the site and the newly constructed highway link, the unit is proposed to be orientated over the new length of highway forming a side by side relationship with the existing property adjacent (known as Brookleigh). Whilst this existing property is set away from the site boundary, distanced by its drive/parking bays, it is proposed to also set plot 21 away from this boundary with the introduction of hedge planting helping to provide a soft boundary edge and screen. Furthermore, no habitable room windows are to be included within the side elevation, so as to avoid any privacy intrusion.
- 6.11 As similar approach is adopted at the southern end of the site where the nearest units, plots 50/49, are set away from the boundary with the adjacent property (known as the Beeches), instead orientated over the proposed attenuation pond/POS, presenting a blank side elevation to the boundary, so as to avoid any privacy issues. The other proposed units adjacent to the rear garden of The Beeches are also set away from the site boundary.
- 6.12 The location and characteristics of the small triangular portion of the site are such that these units will not have any significant impact upon the residential amenities of the nearest units adjacent. Whilst this part of the site contains the three storey apartment building, this structure is flanked by two storey dwellings which helps with the transition in height.



Traffic and transportation

- 6.13 As mentioned previously, the principal of the proposal, in land use policy and sustainability terms has been accepted. The site is well located to and connects well into the existing infrastructure network with very good access to a range and choice of transport opportunities, thus avoiding reliance on non-sustainable modes of travel.
- 6.14 The site has also contributed towards the delivery of an improvement to the highway network and provides pedestrian links connecting into the wider network which will be to the benefit of both existing and future occupier alike.
- 6.15 Car parking is proposed at a level which accords with the car parking guidelines, whilst individual units are provided with either garages or shed storage which facilities secure means of cycle storage. The apartment building is the only exception and is provided with communal cycle storage.

Other material considerations

- 6.16 The outline planning permission defines the amount and tenure of affordable housing to be delivered as part of the scheme, in addition to the level of onsite public open space to be provided. The development makes provision for these requirements on site and therefore complies with the outline permission and associated legal agreement.
- 6.17 This reserved matters application effectively seeks to discharge conditions attached to the outline planning permission. Accordingly, this submission not only intends to satisfy the requirements of the standard reserved matters conditions through the submission of details of layout, scale, appearance and landscaping of the development, but through the inclusion of additional supporting information, a number of the other conditions attached to the outline permission which are set out below:

Condition 2 (Reserved Matters Details) -As explained above, the information provided, as set out in section 1 and listed within the covering letter, constitute the full reserved matters details.

Condition 6 (Drainage) -Accompanying this submission is the Drainage Strategy and drainage design prepared by Phoenix Design Partnership Ltd which provide full drainage details for the scheme in respect of both surface and foul water drainage.

Condition 9 (Engineering) -This submission is accompanied by the engineering layout prepared by Phoenix Design Partnership Ltd which provides the required level of engineering details/design for the site, noting that the off-site highways works have been constructed and completed via a separate planning permission.

Condition 10 (Tree Protection) – The information provided by Treescene Ltd includes tree retention/removal plan, tree protection plan and an arboricultural impact assessment in compliance with the requirements of this condition.

Condition 12 (Levels) -Accompanying this submission is the engineering layout prepared by Phoenix Design Partnership Ltd which provided information relating to



proposed slab levels, in addition to streetscene prepared by Hammonds Yates Ltd. .

Condition 16 (Noise Assessment) -An Environmental Noise Survey has been undertaken by Hunter Acoustics, which is included as part of this submission, providing the requisite level of survey information in support of the design and prescribes suitable noise mitigation measures, as required by the condition.

Condition 17 (Ecology) -The Ecological Design Strategy prepared by Terra Acqua has been completed and, in accordance with the condition, and supplements this reserved matters application.



7. Conclusions

- 7.1 This Planning Statement is submitted in support of the reserved matters application which proposes the erection of 50 residential units, public open space, landscape planting, pedestrian link and associated works on land at Cardiff Road/Cross Common Road, Dinas Powys, Vale of Glamorgan.
- 7.2 The proposed development is situated in a highly sustainable location and therefore benefits from the support of all levels of relevant planning Policy. Furthermore, outline permission has been granted on the site further establishing support over the principle.
- 7.3 The proposed development has been refined through the design process, supported by technical input, which demonstrates the acceptability, in planning terms, of the proposal.
- 7.4 Accordingly, the scheme is commended to the Vale of Glamorgan Council who are respectfully requested to recommend the reserved matters application for approval.

LRM Planning
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