

Penarth Heights Statement of Community Engagement

ON BEHALF OF CREST NICHOLSON (SW)



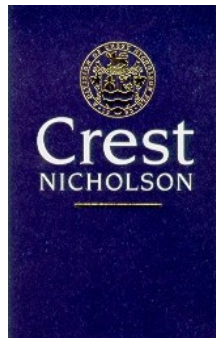
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Penarth Heights

Statement of Community Engagement



February 2007

GREEN ISSUES
• COMMUNICATIONS •

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1. INTRODUCTION

- 1.1 Crest Nicholson (SW) Ltd recognises that Planning Policy Wales emphasises the importance of involving local communities in the formulation of proposals for the Penarth Heights site.
- 1.2 With this being a major planning scheme, this report seeks to demonstrate how Crest Nicholson has engaged the community in line with PPW advice and also in accordance with the Planning and Design Guidelines for the Penarth Heights (March 2004) as set out by the Vale of Glamorgan Council.
- 1.3 From the outset of the project, Crest Nicholson has been committed to consulting with the local community and its representatives. To this end Green Issues Communications, a specialised community relations consultancy, was retained in 2005 to help in the task of identifying and collating the views of local stakeholders, residents and the wider community, culminating in two public exhibitions, several community consultative group meetings, and other consultation.
- 1.4 This report summarises the involvement of the applicants (Crest Nicholson Limited) in pre-application consultation.



2. PROCESS OF CONSULTATION

- 2.1 In line with emerging planning guidance from the Welsh Assembly, which recommends wider public involvement pre-application, Crest Nicholson instructed Green Issues Communications in early 2005. Green Issues is a public consultation specialist which seeks views, on behalf of developers, from local communities and politicians to help find solutions to sensitive planning issues.
- 2.2 Green Issues Communications sought to consult local representatives, local stakeholders and the local community on some of the key aspects of the scheme, and to invite comment on elements of the development
- 2.3 To aid the consultation process, a Community Consultative Group was set up, consisting of the development project team, local representatives, council officers, and local residents. The remit of the group was to communicate information and exchange views. To date, 6 meetings have been held. The first took place in July 2005, and the most recent in January 2007.
- 2.4 Further consultation took place via workshops and through targeted consultation sessions and meetings, for example with the owners of allotments adjacent to the site.
- 2.5 The centrepiece of the consultation was two public exhibitions, the first of which was held in June 2005, and the second in February 2007. Reports of these exhibitions are included in this document at sections 4 and 8.



3. LOCAL STAKEHOLDER CONSULTATION

- 3.1 Green Issues sought to involve local politicians in the scheme and a variety of elected representatives were approached from Penarth Town Council, Vale of Glamorgan Council and the National Assembly for Wales.
- 3.2 The development falls into the St Augustine's Ward of the Vale of Glamorgan Council and the Cardiff South and Penarth Constituency of the National Assembly. During June 2005, Green Issues spoke to the two ward councillors, Cllr Lis Burnett and Cllr Paul Church (also a town councillor), and Lorraine Barrett AM, the local Assembly member, whom we had invited to the public exhibition. The Alexandra Road Residents Association was also consulted.
- 3.3 In May 2005 a meeting was held with the then leader of Vale of Glamorgan Council, Cllr Jeffrey James, and the then cabinet member for regeneration, Cllr Mike Harvey, to inform them of the consultation process. Mark White, the Major Projects Manager at Vale of Glamorgan Council has been regularly consulted throughout the project and invited to attend meetings. Other officers have been engaged as appropriate.
- 3.4 In addition to these contacts various other local stakeholders have been engaged via meetings, the exhibitions, workshops and the community consultative group including the South Wales Police local community officer, housing associations, the Penarth Society, other residents associations, and current and former residents of Penarth Heights and the surrounding area.
- 3.5 Communication with the local community was also carried out through a newsletter published in December 2005, updating residents on the progress of the development since the exhibition. This was available in English and Welsh.
- 3.6 A public access website has been online since 2005, containing information on the proposals, contact details for enquiries, and information on consultation exercises that have taken place and are planned (www.greenissues.com/penarthheights).



4. FIRST PUBLIC EXHIBITION – JUNE 2005

4.1 The Exhibition

On Friday 3rd and Saturday 4th June 2005 Crest Nicholson held a public exhibition at the Paget Rooms, Victoria Road, Penarth. It showed the winning proposals for the development of Penarth Heights.

The purpose of the exhibition was to provide the local community with the opportunity to view and comment on the initial proposals, in advance of further site investigations, focussed Community Consultative Groups and meetings with Council Officers, prior to the submission of a planning application.

Representatives from Crest Nicholson, Edward Cullinan Architects, Nicholas Pearson Associates (environmental and landscape consultants), and Green Issues Communications, were on hand to explain the plans and answer questions.

A session was also held for members and officers of the Vale of Glamorgan Council, Penarth Town Council, South Wales Police, representatives of residents groups and local organisations on Saturday 4th June between 10:00 am and 11:00 am.

Each visitor was given a feedback form on entering the exhibition, inviting them to comment on the proposals. A short leaflet was also prepared for visitors to the exhibition to take away. This gave contact details and a summary of the proposals.

4.2 Advertising

The exhibition was advertised in the *Penarth Times* on 26 May and 2 June. Over 2,000 local residents and businesses received invitations by letter. Invitations were also sent to members of the Vale of Glamorgan Council and Penarth Town Council, as well as representatives of local organisations and former and existing residents of the Billy Banks.



Poster advertisements for the event were also posted near the site and in the vicinity of the Paget Rooms.

4.3 Exhibition Feedback

The feedback form gave contact details and a space for respondents to fill in their details on the front, and on the reverse was space for comments. This was split into three sections, and invited attendees of the exhibition to comment generally on the proposals exhibited, and specifically on the layout and design and on the plans for improving the public open space provision.

A total of 406 people attended the exhibition and 186 feedback forms (*by 4 July 2005*) were completed (representing 45.8% of all attendees), including those collected via the ballot box at the exhibition (154), via the website and those sent in by post from residents who were either unable to attend or wished to take the form away to complete it. One form was filled out in Welsh and was subsequently translated and incorporated into this report.

A total of 30 people said that they were unable to attend the exhibition but requested further information. They were sent a feedback form and the leaflet which was available at the exhibition.

All percentages have been rounded to the nearest first decimal point.

4.4 Comments

4.4.1 *Support for the scheme*

Most respondents used this section of the feedback form to make general comments on the proposals, varying from supportive statements to concern at the potential loss of views. Some expressing a preference to see nothing built on the site.



A total of 48 (25.8%) respondents expressed direct support for the regeneration of the former Billy Banks estate and were generally keen that the current eyesore should be removed, whilst 10 (5.4%) wanted no development at all to replace it. There was concern that the development of the site would place an extra burden on the road infrastructure and 54 (29.0%) mentioned traffic in the area as a problem, with a further 14 (7.5%) being worried about the road access into the site.

The potential loss of existing views across the bay was of concern to 13 (7.0%) of respondents, with a further 18 (9.7%) expressing concerns about the actual construction phase. These concerns included the potential impact from construction traffic and noise, dust from demolition and the structural integrity of existing buildings to withstand the disturbances expected. 7 (3.8%) also felt that to fully understand and appreciate the personal implications of the plans they would like to see a scale model and elevation drawings.

Public transport and cycle routes to and from the Penarth Heights area were mentioned by 11 (6%) of respondents, who thought that some consideration of these was necessary and would benefit the area. A further 7 (3.8%) felt that there was no adequate schooling provision, and 3 (1.6%) felt that the consultation process had to date been inadequate.

4.4.2 *Layout and design*

Of the respondents, 57 (30.7%) made no comment on this section. Of those who did respond, a significant proportion of the responses expressed full support for the regeneration scheme, with 30 (16.3%) people backing the proposals or approving the layout and design. The other responses could be categorised into commenting on four main areas: density, design, layout and general comments.

4.4.3 *Density, Height and Impact on Views*

The height of the buildings was raised by 20 respondents (10.7%). The potential impact on the views of nearby residents was raised by a further 10 (5.4%)



respondents. The number of units proposed and the density of the scheme was raised by 13 (7%) of respondents.

In comments on design, 12 (6.5%) felt that the development did not accurately reflect the already existing architectural style of the area.

The layout of the scheme drew responses on the availability of parking, with 4 (2.2%) people feeling that provision was inadequate. 11 people (6%) of respondents wished to see some form of shop or public house on the site to foster community spirit. 6 (3.2%) felt that the affordable housing should be more spread out throughout the site, but only 2 (1.2%) of respondents wanted a greater provision for affordable housing.

4.4.4 *General Comments*

Other comments came from residents of Hill Terrace and Plassey Street, where 6 (3.2%) were concerned about the lanes behind their houses and wanted restricted access to prevent them becoming through routes and pedestrian paths.

4.4.5 *Public open space*

The plans to enhance and renovate Plassey Square, the Arcot Triangle and the Bowl prompted a mixed response, with no overall consensus and a wide range of topics were raised. Of the responses, 56 (30.1%) people made no comment at all. Not surprisingly, those living closest to the area had more to say.

Although a couple of people thought that there were plans to remove parts of these to use for other purposes, generally, the comments were constructive and positive.

Some people responded generally about public open spaces and the improvements that they would like to see. Others commented on specific aspects of the three areas mentioned. In the general comments, 44 (23.7%) people supported play areas, or leisure facilities such as seats and tables. 9 (4.8%) of people said that whatever was



done, maintenance needed to be carried out in the future. 24 (12.9%) people wanted to see plants or trees introduced and 6 (3.2%) wanted to see the areas landscaped.

11 (5.9%) people wanted to see proper footpaths through the Bowl, and 9 (4.8%) thought it should be landscaped. 3 (1.6%) wanted it kept as a wildlife haven. With reference to the Arcot Triangle, 2 (1.1%) of people suggested it should be turned into some kind of traffic flow feature with 4 (2.2%) people expressing a wish to see improvements made.

13 (7%) people said that Plassey Square should have a play area and 4 (2.2%) that it should be landscaped. However, some respondents wished this to be carried out with consideration and their long-term maintenance and freedom from vandalism.

Crest Nicholson was grateful that so many people took the trouble to visit the exhibition, and to make detailed comments.



5. COMMUNITY CONSULTATIVE GROUP

- 5.1 In the Planning and Design Guidelines for the Penarth Heights regeneration scheme, published in March 2004, Vale of Glamorgan Council stated:

'The Council will require developers to maintain consultations with existing residents and the local community as the detailed proposals are progressed. The Council wishes to see arrangements put in place for the local community to provide a meaningful and valid input into the scheme as it evolves. In this regard the Council will establish a Community Consultative Group to assist in this process when a preferred developer is identified.'

- 5.2 Following the first public exhibition, local councillors and the Assembly Member were contacted by residents about the scheme, and Green Issues received many communications by phone, letter and email, with comments on the initial proposals and asking for further information.

Therefore, in order to manage the communication process, it was agreed between Crest Nicholson and the Vale of Glamorgan Council that it would be appropriate to set up a Community Consultative Group. Crest Nicholson, as the developer of the scheme, arranged each meeting with the assistance of Green Issues Communications, who have kept a record of each meeting.

- 5.3 The terms of reference and purpose of the Group is to provide a forum for the exchange of views and information on the project between the stakeholders and residents of Penarth and their elected representatives, the developers and the Vale of Glamorgan Council. The chairmanship has been rotated and decided on a meeting by meeting basis.

- 5.4 To date, there have been 6 meetings of the Group, as follows:

1. Friday 8th July 2005, Penarth Central Renewal Area Office, chaired by Cllr Lis Burnett



2. Friday 5th August 2005, Penarth Central Renewal Area Office, chaired by Cllr Paul Church
3. Friday 16th September 2005, The Pilot Pub in Penarth, chaired by Cllr Paul Church
4. Friday 18th November 2005, The Pilot Pub in Penarth, chaired by Cllr Lis Burnett

While discussions and negotiations between Crest Nicholson and Vale of Glamorgan Council took place on the legalities of the land sale contract, there was a break in the Group meetings and they resumed 12 months later.

5. Friday 1st December 2006, The Pilot Pub in Penarth, chaired by Carla Watts of Green Issues Communications
6. Friday 9th January 2007, The Pilot Pub in Penarth, chaired by Carla Watts of Green Issues Communications

5.5 Attendees at the meetings included members of Penarth Town Council, members and officers from Vale of Glamorgan Council, representatives of local residents associations, and other local stakeholders. Crest Nicholson, Green Issues Communications and the architects were present at each meeting (The minutes of the meetings are appended to this report).

5.6 The meetings allowed for a full and frank exchange of views and opinions and were considered extremely successful in generating wider understanding between parties and have led directly to amendments to the scheme that have been generally welcomed by local people.



6. WORKSHOPS AND CONSULTATION SESSIONS

- 6.1 In addition to the stakeholder contact, public exhibitions and Community Consultative Group meetings, Crest Nicholson and Green Issues Communications have conducted other consultation exercises to ensure that as wide a range of views as possible have been taken into account during the project. At all of the following events, representatives of Crest Nicholson and the development team were present.
- 6.2 On Friday 2nd September 2005, a meeting was held for existing and former residents (with an option to return) of Penarth Heights to give them the opportunity to ask questions and present their views and opinions on the development, and the provision and location of affordable housing. A further meeting was held for this group immediately before the Community Consultative Group meeting on Friday 9 January 2007 (letters personally inviting this group were sent out by VoGC. However, none of those invited attended) with a remit for the first meeting to discuss the revised master plan.
- 6.3 On Tuesday 11 October 2005, a consultation meeting for the Allotment Holders (who own plots adjacent to the regeneration site) was held at the Pilot Pub in Penarth. This was an opportunity for the allotment holders to give their views and ask questions on how the development would affect them. Issues such as access to the plots and how they would fit in alongside the new properties were addressed.
- 6.4 On Tuesday 18 October 2005, a planning workshop was held at the Paget Rooms in Penarth to give local residents and stakeholders the chance to discuss the future of Plassey Square within the development. The aim of the workshops was to involve the community in the design process, and the landscape architect was on hand to answer questions and take on board local views.
- 6.5 This was followed up by a second workshop to discuss the plans generated out of the first Plassey square workshop and ideas for the improvement of Arcot Triangle on 9 January 2007.



7. CONCLUSIONS

People are mainly supportive of the regeneration of Penarth Heights and are eager to see site works start. However, the main concerns appear to have been:

Traffic

Crest prepared a Traffic Impact Assessment which made some suggestions for improvements to local pedestrian, public transport and highway infrastructure. This has been used in VoGC's own assessment commissioned by W S Atkins. A financial contribution will be made to transport infrastructure but confirmation of how much and what it will be spent on is awaited from the Council.

Total number of dwellings

Originally approximately 446 dwellings were proposed. Following consultation this has been reduced to 376. This has been made possible by replacing smaller dwellings with fewer larger family dwellings and finding construction cost savings.

Loss of Views

The reduction in the number of dwellings has also made it possible to redistribute apartments across the site and subsequently remove all but one of the blocks of apartments from the Arcot Triangle frontage (the main area of contention)

Impact of demolition and construction activity

The Community Consultative Group has enabled explanations of health & safety precautions and mitigation measures to be given, thereby increasing understanding and trust between parties. Further details of these measures will be given with the planning application.

Desire to see improvements to highways/streets adjacent the site

This is not within Crest powers to provide and will not form part of the planning application. However, the consultation exercise has created interest in Homezones /



shared space ideas and local residents aspirations to see such principles applied wider than the site itself have been passed onto VoGC.

Opposition to substantial change to the nature of Plassey Square

The wide open grass space of Plassey Square is valued locally for the opportunities it provides local children for games such as football and cricket. Proposed features such as viewing platforms, paths across the site and a Multi-Use Games Area (MUGA) have all now been dropped in favour of upgrading the existing play equipment and leaving the wide open grass space in accordance with local wishes.



8. SECOND PUBLIC EXHIBITION – FEBRUARY 2007

- 8.1 A second public exhibition was held on 15 and 16 February 2007. The exhibition was held at the Washington Gallery, Stanwell Road, Penarth.

The purpose of the second exhibition was to show the local community the revised scheme which will form the basis of the planning application that is being submitted to the Vale of Glamorgan Council.

Once again, representatives from Crest Nicholson, Edward Cullinan Architects, Nicholas Pearson Associates (environmental and landscape consultants), and Green Issues Communications, were on hand to explain the plans and answer questions.

A session was also held for members and officers of the Vale of Glamorgan Council, Penarth Town Council, representatives of residents groups and local organisations, existing residents and former residents with an option to return, on Thursday 15th February between 3pm and 4pm.

8.2 Advertising

The exhibition was advertised in the *Penarth Times* on 8 February and 15 February. Over 2,600 local residents and businesses received invitations by letter. Invitations were also sent to members of the Vale of Glamorgan Council and Penarth Town Council, as well as representatives of local organisations.



9. FURTHER ENGAGEMENT

- 9.1 We are grateful to the stakeholders and residents who attended the exhibitions, workshops, and Group meetings and contributed to the discussion about the proposed development.
- 9.2 Crest Nicholson will maintain contact with the local community and its representatives on the issues they have raised and will also keep local councillors and residents updated on any changes that are made to the application.
- 9.3 A planning application is being submitted to the Vale of Glamorgan Council in February 2007.



10. NEXT STEPS

- 10.1 The objective of this Statement of Community Engagement is to present a fair summary of the consultation that has taken place with elected members and the local community, and to record the comments made by the people who attended the public exhibitions and other consultation exercises. A copy of this report will be presented to the Vale of Glamorgan Council and will form part of the formal consultation on the recently submitted planning application.
- 10.2 A copy will be sent to all of those who request it. Copies will be sent to the development project team and to all locally elected representatives.
- 10.3 The report will continue to provide a basis for further discussions with officers at the Council. We continue to welcome further feedback as the plans evolve.
- 10.4 If you have any comments on this report or require further information, please contact:

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Green Issues Communications
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Falcon Drive
Cardiff Bay
Cardiff CF10 4RU
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or
9 Southern Court
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Berkshire RG1 4QS
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Appendix

Minutes of Meetings of the Penarth Heights Community Consultative Group



Penarth Heights Community Consultative Group

Meeting No 1 Friday 8 July 2005

At: Penarth Central Renewal Area Office, 88 Glebe Street, Penarth

Present: **Cllr Lis Burnett** - Vale of Glamorgan Council, St Augustine's Ward
Cllr Charles Curran – Penarth Town Council, St Augustine's Ward, Mayor of Penarth
Cllr David Clapham - Penarth Town Council, Stanwell Ward, Chairman of Penarth Town Council Planning and Transportation Committee
Ms Sarah Dawson - Chair, Alexandra Road Residents Association
Ms Katherine Chandler - Secretary, Alexandra Road Residents Association
Mr Alan Guppy - Alexandra Road Residents Association

Mark White – Major Projects Manager, Vale of Glamorgan Council
Jane Crofts - Principal Planning Officer, Development Control, Vale of Glamorgan Council

Andrew Driscoll – Crest Nicholson
Paul Talbot – Crest Nicholson
Dan Jones – Crest Nicholson

Harry Hudson – Green Issues Communications

Apologies: **Cllr Paul Church** - Vale of Glamorgan Council, Penarth Town Council, St Augustine's Ward
Ms Liz Stokes – Treasurer, Alexandra Road Residents Association

Circ: As above plus Ian Walters, Rob Lucas

Minutes

1. The proposed terms of reference, circulated in advance, were agreed as a basis for running the meetings.
2. Meetings would be held monthly, although fortnightly dates would be put in the diary, in the event that items needing urgent discussion arose which could not be held back for a monthly meeting.
3. Cllr Burnett agreed to chair the meeting, but in future this would be decided on a meeting by meeting basis.
4. Green Issues would produce minutes.
5. Details of the meeting would be included on the website (www.greenissues.com/penarthheights)

ACTION: GI

6. Mark White would contact Ian Walters to discuss representation of remaining residents.



ACTION: MW

7.1 Report from Crest

AD updated the meeting on land ownership issues, as Crest did not yet own the site. Crest hoped to submit a planning application at the end of 2005, and to start construction in 2006.

PT emphasised that what was shown at the exhibition was not a planning application, but the initial design concept which had been submitted to the Vale of Glamorgan Council in the tendering process. The exhibition marked the beginning of consultation, and detailed studies were now being undertaken which would be fed into the design process, including topographical, geotechnical and highways surveys. Discussions were also continuing with the Vale, and Crest would continue to work with the council and the local community.

Traffic implications were still being considered. There would inevitably be an increase in traffic, which would impact on the existing bottleneck at the Tesco roundabout. They were also looking at the relationship of the site to existing amenities, and alternative transport modes.

MW explained that the Vale had wanted to understand the design concepts that the various developers were proposing to adopt for the site, and that the number of units had been determined by the council, as the land represented an asset. This followed on from feasibility work undertaken by David Lock Associates and W S Atkins. These concepts were what Crest had displayed, which may have caused some confusion, as residents thought the plans were more advanced than they in fact were.

PT stressed that Crest were looking at the initial plans again in detail, and at the next meeting of the forum would come back with details of building heights, distribution of apartments, etc.

7.2 Report from Green Issues

HJH summarised the feedback report, which had been compiled from the responses received at the public exhibition, and subsequently by email and post. Copies had been circulated to members beforehand.

Copies would be sent to those who had requested them, and the report would also be made available on the website. As not all members had had an opportunity to consider the report before the meeting, it was agreed that it could be discussed in more detail at the next meeting of the forum.

A total of 406 people had attended the exhibition, and 186 feedback forms had been received by 4 July. Over 25 per cent of respondents supported the regeneration of the site, while 29 per cent expressed concern about the burden on roads redevelopment would bring. The height of buildings was raised by 10.7 per cent of respondents, and the potential impact on views by 5.4 per cent.



7.2 Report from Vale of Glamorgan on Planning Process

JC reported on the process that the Vale would adopt when it received a planning application from Crest. A wide range of organisations would be consulted and then a report would be prepared for the Planning Committee. The committee would have full drawings, layouts and reports, and these would be considered in relation to planning policy in the UDP. A Section 106 legal agreement would also be prepared, setting out the benefits the developer would provide. The community also had to be consulted. The council then would have eight weeks to determine the application, and those being consulted would have 21 days to comment.

7.3 Matters raised by Elected Members of Vale of Glamorgan Council

LB said that her main concern was that local residents' views should be heard. As a ward member, she would be having an ongoing dialogue, and would also direct people to the residents' representatives. It was useful to have a co-ordinated approach. Traffic and parking were obviously important issues, and she would keep a watching brief and be interested in how the scheme developed.

7.4 Matters raised by Elected Members of Town Council

CC said he would consult his colleagues on the Town Council and feed their views back to the forum.

DC said that the Town Council had no formal role, but as consultees would discuss the scheme and put their views forward. He pointed out that four members of the Town Council sat on the Vale of Glamorgan Planning Committee. As a Town Council, their primary objective would be to see that residents' views were heard, and they were also concerned about the effect of issues such as traffic, public transport, cycle routes, etc on the town as a whole. Design was important, as this would be a landmark site from Cardiff Bay, and it must also be integrated into the town. He was concerned about the affordable housing being in clusters of ten, although it was explained that this arrangement better suited housing associations in terms of managing the properties.

It was agreed that the allotments site should be considered, and the Town Council would look at this. AD said that Crest could offer help in improving the allotments, possibly with a contribution for communal equipment, and suggested that part of the area could become a communal garden. LB said that this could be linked into the regeneration of the top end of Penarth, and presented an opportunity for the area renewal team. AD said that the allotments could be used by new residents as well, and that would provide an opportunity for linking the new with the old part of the town. They did not want the new development to become a gated community. DJ said that Crest would like to arrange a meeting with the allotment holders.

DC raised issues about the design of the new development,. The height of buildings, and traffic impact. AD said that Crest could not do much about some of the issues, but suggested that traffic impact could be addressed by looking at the broader picture: walking and cycling links could be improved, and buses redirected. It was also worth looking at car clubs. Crest was keen to encourage alternative modes of transport.



The question of site traffic during the building phase was also of concern. PT said that Crest would be willing to discuss times of delivery and working hours, and to restrict construction traffic during peak hours. JC said that the Vale would also look at this.

7.5 Matters raised by Residents' Representatives

SD said that she had found the first meeting informative, and would compile a list of questions for consideration later. KC said that residents had found the exhibition confusing, and had been told different things by different people. They had been particularly concerned about the height of buildings and where they would be positioned.

PT said that Crest would produce digital mapping and produce a 3D model of the site, so that it would be possible to show the position and height of buildings in relation to existing buildings. Also, Crest had looked again at the initial designs and had now kept the rooves of new buildings below the level of the railings, and removed some of the high-rise flats which had been a concern to residents.

KC said that the changes would be welcomed. The majority were not opposed to redevelopment and regeneration of the area was important. However, it was a beautiful landscape and it was important that they got it right for Penarth.

PT said that they were aware that quite a few residents were impacted by the development, and they could do something about it. The three-storey villas would change, as would some of the houses. AD said that they could not deal with all the issues, but would make changes where they could.

KC said that there were concerns about treatment of the green areas, and Plassey Square. They did not want to see them 'prettified' if that meant young people could not use them to kick a ball about. MW said that there should be a specific exercise looking at Plassey Square and Crest were happy to talk this through with residents.

The question of a community centre was also raised, and it was agreed that this should be looked at, and the suitability and availability of local buildings considered. This would be determined, in discussion with politicians and residents, in determining the Section 106 agreement, which would be legally binding on the developers, and would set out a package of agreed benefits arising from the scheme.

Crest also agreed that the community would be kept informed throughout the demolition and construction process. As members of the Considerate Constructors Scheme, they would ensure this happened.

DC emphasised that Penarth should ensure that it received its fair share of the income arising from the scheme to the Vale of Glamorgan. MW pointed out that 60 per cent of the income from the site would have to go into the Vale's housing revenue account.

8. Any Other Business

PT agreed to provide a 3-D image of the site for the next meeting.



ACTION: PT

MW agreed that Malcolm Drysdale should attend the next meeting to discuss public art.

ACTION: MW

Crest would ask Stuart Clamp to put together a strategy on public art.

ACTION: PT

9. Date of Next Meeting

The next meeting would be held on Friday 5 August at the Central Renewal Area Office at 88 Glebe Street, starting at 2 pm.



Penarth Heights Community Consultative Group

Meeting No 2 - Friday 5 August 2005

At: Penarth Central Renewal Area Office, 88 Glebe Street, Penarth

Present:

Cllr Lis Burnett - Vale of Glamorgan Council, St Augustine's Ward

Cllr Charles Curran – Penarth Town Council, St Augustine's Ward, Mayor of Penarth

Cllr Mike Harvey – Vale of Glamorgan Council, Cabinet member for Regeneration, Tourism & Leisure

Cllr Paul Church (Chairman) – Penarth Town Council

Cllr Jill Penn – Penarth Town Council

Gwyn Roberts – Penarth Town Council

Ms Sarah Dawson - Chair, Alexandra Road Residents Association

Ms Katherine Chandler - Secretary, Alexandra Road Residents Association

Ms Liz Stokes – Treasurer, Alexandra Road Residents Association

Richard Mann – UWHA Director of Development

Rob Lucas – Vale of Glamorgan Council Renewal Area Office

Mark White – Major Projects Manager, Vale of Glamorgan Council

Jane Crofts - Principal Planning Officer, Development Control, Vale of Glamorgan Council

Paul Talbot – Crest Nicholson

Wen Quek – Cullinans

Tom Wells – Cullinans

Carla Watts – Green Issues Communications

Richard Bellasis – Green Issues Communications

Apologies: Malcolm Drysdale

Harry Hudson

Circ: As above plus Ian Walters



Minutes of the meeting:

As was agreed at the initial meeting of the Community Consultative Group meeting the Chairman would be elected at the start of each meeting. Cllr Paul Church was elected and assumed the Chair for the meeting.

1. **Apologies for absence:** There were apologies for absence from Malcolm Drysdale (Landscape, VOGC) and Harry Hudson (Green Issues).
2. **Actions from minutes of last meeting:** A brief update on the actions agreed upon at the first meeting, held on the 8 July 2005 was given by each group responsible. It was again agreed that Green Issues would produce the minutes of the meeting and circulate them as appropriate.

Mark White explained that there had been some correspondence received from one of the Harbour View/Royal close resident's whose concerns related to their exclusion from the community forum. MW explained to the resident that the Council had always intended for a separate meeting to be with the Harbour View/Royal close residents in order to keep them informed of the progression of the project.

This meeting was to be a one off meeting from which the Harbour View/Royal Close residents would be invited to nominate a representative to represent the others at the Community Consultative Group meetings. It was agreed that Green Issues would arrange the logistics of this meeting, including circulating the invites.

Action: GI

3. **Update from Crest Nicholson:** Paul Talbot updated the group on the progress made by Crest in purchasing the land for the development. He said



that the exchange was around 85% complete and Crest hopes to be in a position to exchange in September 05.

Most of the accompanying studies are nearing completion. The studies into the presence of Asbestos on the site were underway and PT explained that none of a serious nature had been located. The presence of residential domestic asbestos in paints and floor finishes was found, however these are easily dealt with and will be so in due course.

The Traffic impact assessment studies have been completed with drafts of the reports having already been seen by the highways authority. These are in an advanced stage and PT hopes to formally circulate the report soon. PT stated that a summary sheet had been produced to cover the main actions needed. This was circulated to the attendees of the community forum.

Wen Quek of Cullinans Architects explained the process through which they could show some views and 3D modelling of the proposals, which have been worked up. With the help of projected images the group were able to view and get a rudimentary understanding of various sight lines throughout the site. The group expressed that this was a useful tool to enable various perspectives of the site to be viewed.

Concern over the presence of apartment blocks immediately adjacent the Arcot Street junction was raised by representatives of the Alexandra Ward Residents Association. The concept being adopted by Crest with relation to the skyline is to create a naturally looking one, using taller buildings as a tool to create a more interesting vista. The intention is to create markers on the skyline, which will be visible from across the bay from Cardiff. PT stated that the design tried to protect residents' views and respond to points of concern already raised by the local residents.



Some continued concern over the views and sightlines from Harbour View road being blocked by the new development were raised as an issue by Liz Stokes. She felt that the buildings in this part of the site were too high and imposing and failed to respect historic Penarth at the Arcot Street triangle. With the help of the computer imaging package WQ of Cullinans was able to provide a rough indication of the impact of the new skyline as compared to the present. Crest and their architects argued that due to the topography of the land the two highest blocks did not represent an imposition to the views of the current residents. JC also explained that the planning system did not make provision to protect people's rights to a view.

The impact architecturally of the new buildings was also of concern to residents who were keen that the new buildings did not represent too drastic a change from the present architecture in the area. PT responded by explaining that the Design Statement required them to produce something contemporary and hence mirror the immediate environment would therefore not be possible.

The concept for creating a new environment surrounding the Arcot Triangle, using the apartment buildings to enclose the space and hence give it a new focus was explained by PT. This was necessary to give this particular area a new focus.

Lis Burnett also expressed her wish for there to be some continuity in the area from the Marina to old Penarth with the Penarth Heights complimenting the two. Integration of the new development with its immediate surroundings is vital both visually and socially. Some discussion was had over relocating certain buildings into other areas of the site, this was not seen by Crest as a viable option to solving the issue of views from Harbour view road as PT



explained that the site must be viewed in its entirety, looking at the overall concept.

Jill Penn asked directly how the new would be integrated architecturally with the old parts of the town. PT explained that the architectural visuals had not been drawn up at this stage so a clear indication of how this was to happen is not currently available. These plans were still evolving with each meeting, PT did however give an indication of the kind of community which was to be created. Traffic and especially transport were discussed as being vital to the area.

4. **Landscaping and Art:** In the absence of Malcolm Drysdale this topic was not covered. MW to invite MD to the next meeting.

Action: MW

5. **Matters raised by the Vale of Glamorgan Councillors:** Traffic was a specific concern raised by VoG councillors who stated that more reassurance on this area was needed. Some discussion centred upon the increase in traffic which would occur. It was necessary to remind all those present that development would bring with it extra traffic and that to address this Crest and its consultants was investigating ways to minimise the impact of the traffic.

PT wanted to stress his commitment to the importance of public transport to the sustainability of the area. He explained that detailed discussions about car parking had occurred and would be further continuing. The use of car clubs was an option discussed and Green Issues were going to look into the use of the idea on site.

Community facilities remain a concern to the local residents and representatives of the residents association expressed this. KC said that the



site was the last real opportunity of development in the area and that there was no community facility included in the scheme. Some discussion of the possibility of the council purchasing a site to convert into a community centre was held. The difficulties associated with this were explained.

6. **Matters raised by Penarth Town Councillors:** Affordable/social housing was raised as a concern by Gwyn Roberts. He felt that this type of housing was too concentrated and that the blocks were not liked. The idea of pepper potting was welcomed and encouraged.

GR mentioned the community centre and said that the town council did not want to lose the one that currently exists. The town council feel very strongly about this and do not want it removed. However, they also feel strongly that it is necessary for a new community facility.

Jill Penn made the point that public amenities are always in danger of getting run down and becoming a focal point for crime, dragging an area down if they are not properly managed. The example of the friends of Belle Vue Terrace was mentioned. The model they use for ensuring local residents are organised was put forward as an example of best practice and the suggestion was made that they follow suit and organise themselves accordingly to look after Plassey Square and other public open spaces. It was agreed that Green Issues would commence the organisation of liaison with this group in order to further the consultation process on this issue specifically. Crest welcomed this idea. MW stated that Malcolm Drysdale (VOGC Landscape) will need to be consulted along with other key officers on this matter.

Action: GI



7. **Matters raised by resident's representatives:** Katherine Chandler agreed with the comments relating to Plassey Square and reaffirmed their desire to establish a similar committee to the Belle Vue Terrace residents committee.

Central to her (and the residents) concerns was the inclusion of a community centre on the site. She said that lots of people were talking about this issue. She also had concerns that there was very little in the development for the already existing local communities. Their perception was that this development provided a great deal of gain for the council and Crest and that the immediate local communities services were not benefiting. She asked how they went about trying to get a community facility on the site and if there was any money allocated specifically for one.

PT responded by saying that there was not any money specifically allocated for community facilities but that discussions with the council surrounding the Section 106 would take place in due course.

MW pointed out that there would be section 106 agreements which would redress this issue and that negotiations were ongoing. As soon as there was information on these it would be made available. No formal decision has yet been made. It was suggested that KC write to the Chief Executive detailing the residents wishes for a community facility on site.

Action: KC

Various options for the provision of a community centre were put forward. As suggested by KC, St. Paul's Church was in need of renovation and could be one such option? There is no youth facility in Penarth. Discussion turned to the possibilities available of funding these ideas. The conclusions reached were that this was an area which would require further attention in the future.



Sarah Dawson put forward the idea that the removal of parking from around Plassey Square might make the square a safer environment considering proposals are for the area to be used as a children's play area. She requested that this issue be formally recorded and be discussed at greater length at a later date in order to have some form of restriction imposed. MW responded that this was an issue that Crest would need to discuss with the Council's highways section.

Action: Crest Nicholson

The height and scale of the proposed buildings was raised (images were shown at the meeting). KC and LS requested that the site plan images be displayed on the Penarth website. This would allow the Alexandra Ward Residents Association members to view the plans ahead of their next meeting.

LS asked what facilities there were included in the plans for car-parking. PT replied that it was 1 space per apartment and that some would be undercroft. LS stated that she didn't want the area around Plassey Square to be used for parking and asked if it could be restricted. PT

8. **Any other Business:** there was none.
9. **Date of next meeting:** The next meeting would be held on **Friday 16 September** at the Central Renewal Area Office at 88 Glebe Street, starting at 2 pm.

Please can members confirm their attendance by Monday 12th September to Richard Bellasis (0118 983 9457) or Carla Watts (0118 983 9452).

The meeting ended at approximately 3.30pm.



Penarth Heights Community Consultative Group

Meeting No 3 - Friday 16 September 2005

To: **LB** - Cllr Lis Burnett - Vale of Glamorgan Council, St Augustine's Ward
DC - Cllr David Clapham - Penarth Town Council, Stanwell Ward, Chairman of Penarth Town Council Planning and Transportation Committee
KC - Ms Katherine Chandler - Secretary, Alexandra Road Residents Association
GO - Guy O'Donnell - Local Resident
SD - Sarah Dawson - Alexandra Road Residents Association
CL - Chris Loin - Penarth Society
AE - Alwyn Evans - Secretary - Penarth Marina and Haven Residents Association
AG - Alan Guppy - Local residents

MW - Mark White - Major Projects Manager, Vale of Glamorgan Council
JC - Jane Crofts - Principal Planning Officer, Development Control, Vale of Glamorgan
RC - Richard Mann - United Welsh Housing

SK - Simon Kale - Nicholas Pearson Architects
DJ - Dan Jones - Crest Nicholson
CW - Carla Watts - Green Issues Communications

Agenda

The third meeting of the Penarth Heights Community Consultative Group took place on **Friday 16 September** from **2pm to 4.30pm** at The Pilot Pub (venue room), 67 Queens Road, Penarth. The focus of this meeting was landscape matters and a presentation from Nicholas Pearson Architects was made.

Minutes of the meeting:

As was agreed at the initial meeting of the Community Consultative Group meeting the Chairman would be elected at the start of each meeting. Cllr Paul Church was elected and assumed the Chair for the meeting.

1. Apologies for absence: Richard Bellasis, Cllr Harvey, Malcolm Drysdale

2. Actions from Minutes of the last Meeting (held 5th August 05):

Actions from the last meeting were agreed and noted.



3. Update report from Crest on progress of its proposals and next stages

DJ updated the group on the current status of the application. He began by explaining that the contracts have not yet been formalised and that everyone is eager to know when this will be. He stated that there are a number of crucial meetings occurring soon between Crest and VoG.

Dan explained that he hoped the contracts should be wrapped up by the end of next month – although this was a guesstimate. He continued to say that meetings were occurring with the legal department and another round of meetings with the planners and highways officers were being arranged. With regards to the formal reports, DJ mentioned that the TIA (Traffic Impact Assessment) report had been produced and circulated. WS Atkins had reviewed the report and given it a ‘verbal okay’. DJ said that WS Atkins have said there is nothing wrong with the report and/or the way it was carried out.

DJ also stated that a number of other reports/surveys have also been carried out including tree survey, Japanese knotweed, phase 1 ecology survey / habitat and geological survey. Work has been ongoing with layout and highways.

AG commented that at the last meeting Crest said they would alter the heights but that there was concern from the residents as there appeared to still be plans for a 3 storey block in front of the Arcot triangle but low terraces on Harbour View Road.

AE continued to say that a mix of dwellings on site is needed on the site but as residents, they need to know what is going on.

CL asked if a 3 dimensional site model could be made which would then allow residents and the community to see the massing and height of the proposals. He stated that it would provide a clearer image for people.



DJ explained that Crest has started to create 3D Image.

CL replied that an image, although useful, does not work as well as a model which is a much more effective operational tool.

DJ said that he appreciated that and would like to use one in the near future once the plans were more formalised.

AE stated that he shares KC concerns about the blocks and heights. The overall visual impact of the scheme is an important focus for everyone. AE stated that the main impact from the marina will be the visible dwellings and Crest cannot dismiss the location of blocks as relevant to the landscape as it is. He explained that it is important to physically integrate the existing and new and that specifically, residents of the Marina should be integrated with the new development.

AE requested that prior to the next meeting, could members of the group be provided with any layout plans a week or so prior to the next meeting. **Action Crest**

He said that members of the group want to come to meetings with questions prepared. He continued to say that he felt that 'lip service' was being given and that they (the residents) were shocked after the last meeting.

DJ stated that Crest via Green Issues would make a list of what changes happen between each meeting and that the website would be used to help keep the information flowing.

DC then drew the section to a close by summarising the main points of discussion as:

- Issues of layout – concern around the height of the large storey building



- List of changes to be kept current and up to date
- Week prior to each meeting an update should be provided on the website
- Should be a core about of information – the small important information
- Request for a model – Action Crest
- Three key areas of importance on site - blocks near the Arcot Triangle, the skyline and the landmark tower
- Better information flow so that residents are able to receive any key information/changes prior to the group meeting which will enable them to review and discuss issues rather than be confronted by them - **Action GI and Crest**

KC – made a point about carrying on the proposed terraces on the Arcot Triangle side of the site rather than using the “huge gappy blocks”. She asked why can’t tiering continue?

CL again mentioned that a 3D Model would help allow people to visualise what the plans would look like.

JC said that the planning department would like to see one when the planning application is formally submitted. DJ said that he will take back all comments to Crest.

KC raised the area of insurance and said that the residents had asked in an email to Paul Talbot if appropriate insurance was available for their houses when development starts. KC also wanted to know what does 3rd party insurance cover? and if she could have a copy of the insurance document and an explanation of what that specifically covers? **Action DJ**



KC then asked if a final number of units had been agreed. DJ replied that a final figure was not agreed yet but that it was likely to be just over 450.

4. Landscape and Public Art Brief

In the absence of Malcolm Drysdale, Mark White provided a introduction and update on the landscape and public art details. MW explained that Malcolm had written the brief which looked at the whole development

The key subject areas covered in the Brief are :

- Plassey Square
- The Bowl
- Woodland
- Arcot Triangle
- Play area near to site – integration

The report focuses on high quality design, sustainability (which could mean commented sums?), public art and also integration. The brief also mentions community consultation and the need to involve the local community in the development of the plans.

AE asked whether the allotments come into the bowl area? MW replied no but explained that there is a need for them to be visually included into the scheme a balance needs to be achieved.

DC stated that the Town Council are keen that allotments be considered as an integral part of site. He explained that they are consulting with allotment holders to see what they want and they are also liaising with Eddie Vick

Action DC – relay comments on allotments to Eddie Vick – meeting is needed at a later stage.



Action MW – send copy of landscape brief to KC.

5. Landscape Update - Simon Kale

Simon Kale presented the latest landscape layouts and some initial design suggestions.

AE mentioned that any public art needs to be maintained by VoG. **Action MW** – pass comment onto Malcolm Drysdale.

Steering group – lead artist appointed – they are then responsible awaiting exchange of contracts.

SD raised a couple of points - drainage problem for Plassey Square in winter and that the area gets quite boggy. There is also a small problem with dog fouling and this is naturally something that needs to be done.

DC summarised the comments raised by stating that Plassey Square needs to:

- be used and enjoyed by residents
- be a site for tourists to continue to visit
- provide a safe play area for local children
- if that could be related to the history of the site, it would be good to look back

KC mentioned that the Penarth Times had been running visitors memories of the area and that some of the letters are very interesting. People remember the area for

- playing
- sitting and viewing
- walking

These are the three principles of Plassey Square which must be retained.



Action – Simon contact Malcolm for meeting after contracts have been signed

GO suggested that the area is managed in a similar way to how Belle Vue Park has been run. He stated that the residents would like to be involved in the management.

AE – integrated cycle route is needed to help make significant reductions.

MW – Action pass list onto highways department

AG – what happens to the TIA surveys as a number have been done?

6. Any other business:

There was none.

7. Date and venue of next meeting:

TBC - The next meeting will be held on Friday 14 October at the Pilot Pub, starting at 2 pm.

The meeting ended at approximately 4pm.



Penarth Heights Community Consultative Group - Minutes

Meeting No 4- Friday 18 November 2005

To: **Cllr Lis Burnett** - Vale of Glamorgan Council, St Augustine's Ward
Cllr Charles Curran – Penarth Town Council, St Augustine's Ward, Mayor of Penarth
Councillor Gwyn Roberts – **St. Augustine's Ward Town Councillor**
Ms Katherine Chandler - Secretary, Alexandra Road Residents Association
Ms Liz Stokes – Treasurer, Alexandra Road Residents Association
Local Community Officer, South Wales Police
Sarah Dawson - Alexandra Road Residents Association
Chris Loyn – Penarth Society
Alwyn Evans - Secretary – Penarth Marina and Haven Residents Association
Michael Foley – Former resident

Mark White – Major Projects Manager, Vale of Glamorgan Council

Nicholas Pearson – Nicholas Pearson Architects

Dan Jones – Crest Nicholson

Carla Watts – Green Issues Communications

Richard Bellasis – Green Issues Communications

The fourth meeting of the Penarth Heights Community Consultative Group was held on **Friday 18 November** from **2.30pm to 4pm** at **The Pilot Pub (venue room)**, 67 Queens Road, Penarth. The focus of this meeting were the landscape matters.

Minutes of the meeting:

As was agreed at the initial meeting of the Community Consultative Group meeting the Chairman would be elected at the start of each meeting. Cllr Lis Burnett was elected and assumed the Chair for the meeting.

1. Apologies for absence:

Apologies were received from: Jane Crofts, Cllr Paul Church, Cllr Mike Harvey and Cllr Jill Penn.



2. Update report from Crest on progress of its proposals and next stages

Dan Jones started his update by saying that the exchange of contracts to complete the transfer of land was imminent and that all the parties involved were currently in talks. Mark White commented that a resolution should be achieved by Christmas and that Crest and the Vale's lawyers were trying to get the right deal worked out.

Dan Jones pointed out that with this in mind he was keen to continue to conduct consultation but that there might be a slight gap in proceedings over the Christmas period. These were due to holiday time taken, the festive period being traditionally a difficult time to coordinate multiple diaries and, most directly, the exchange of the contracts being imminent.

DJ continued by saying that as a result of consultations certain sections of the plans were being studied carefully and changes were being made. Specifically the green areas on the site were under investigation. Mark White (VoG) took up this point and explained the procedure through which the council had to go in order to satisfy the legal requirements for their disposal, by placing adverts in local papers. This process would provide further opportunity for concerned residents to express their opinions directly to the council.

A meeting may take place on 6th December 2005 at which all the planners working on the project will be present. This meeting would focus on proposed amendments to the layout, including the heights of buildings and their locations. DJ indicated that any amendments would need to be discussed with VoG Planners, prior to presentation to the Steering Group. The date and time of this meeting is due to be fixed for the New Year.



3. Landscape update on Plassey Square:

The progress made since the Plassey Square workshop was presented by Nicholas Pearson. He explained that this meeting was designed to get a feel for how local residents wished to see the square improved for future use.

The result was that users did not wish the park to be enclosed and locked, safety was a key concern, the enhancement of views and the prevention of vandalism. The inclusion of a MUGA was at the request of the Vale of Glamorgan and the positioning was a result of the geography of the land.

The location chosen for this feature was due to this corner being quieter. The aspect of the houses there backed onto the open space, it was more sheltered from the elements and allowed for the top of the park to remain open to take advantage of the views across the bay.

The pathways were placed to cross the park along the desired lines of movement. Alwyn Evans pointed out that the paths restricted the play areas. NP responded by stating that this could be looked at more detail and his point was noted. He also stressed that the plans was a work in progress and felt that it would be a good idea to obtain some feedback from the residents on the plans shown. Richard Bellasis agreed to print off the plans and send them on to Katherine Chandler and Sarah Dawson in order for them to take to the local community to facilitate the feedback process.

The initial feedback from those residents present was that their concerns and ideas had been worked into the plans which they saw, whilst keeping the overall feeling of this being an open space for all to access. Sarah Dawson expressed the view that it was essential for the play area to service this function and also for there to be an area where families could congregate, whilst at the same time these areas needed to be visible by mothers nearby.



Cllr Gwyn Roberts (Penarth Town Council) also said he felt that the plan reflected, from his memory of the meeting, the wishes of those present. Lis Burnett too was supportive of putting the plans to the wider community for further scrutiny.

Nicholas Pearson was in agreement and also felt that before submission to the community he should provide a summary of the design principles and layout which governed his choices. Someone less familiar with the site may wonder what has influenced the decisions. Mark White raised the issue of future governance stating that this was ongoing.

Katherine Chandler questioned what was happening to the Paget road play area. MW informed the group that this area was earmarked for upgrading.

4. Matters raised by residents representatives

Liz Stokes was concerned to know what was due to happen to the Arcot Street Triangle area. She also wanted to draw attention to the sweeping Victorian streets which characterised that end of the development area. She was keen that the new development should be sympathetic to these and called for a 'slow' transition. Dan Jones reconfirmed the commitment Crest have made in respect of holding another steering group meeting to develop the plans for this particular area. Arrangement would wait until plans for development fronting onto Arcot Triangle reached a more advanced stage.

The skyline of the development was a point of concern. AE wished to see the St. Augustine's Church remain as the dominant feature on the skyline. He went on to say that taller buildings at this end of the site would result in serious opposition from himself and his group. If at all possible, he called for the relocation of as much as possible to the other end of the site to minimise the impact upon already existing residents.



DJ responded by saying that the mix and location of the various types of housing on the site were being looked at. He stressed that the site had to accommodate a variety of housing types in different locations and he was looking for a balanced option.

Chris Lyon was keen to see a physical 3D model which, he felt, would allay many concerns of residents regarding views. He felt that it was very difficult to get a thorough understanding of the impacts the new development would cause on the existing area. DJ explained that the architects are working with a virtual 3D model and images would be available for discussion as and when the layout reached a position that Crest felt comfortable to move forward with.

The community centre was again a concern to local residents. The AWRA also wished for answers on the questions of insurance to their properties during the construction phase and also the clean up afterwards. DJ was not sure what the procedures were, he did however inform the group that a photographic survey would be conducted before the demolition started. MW reported that the Council was already working with consultant architects investigating the viability of facilitating a new community centre at St Pauls Church. Once this study was more advanced, Rob Lucas (formerly the Penarth Renewal area Officer now in the Council's Project Management Unit and dealing with this matter) would be in touch with the AWRA's community centre contact, J.Steinson.

The issue of vandalism and anti social behaviour was getting worse and Katherine wished to know what could be done to combat this. MW informed them that they should contact the council. Ian Walters was the housing officer but was leaving and will be replaced by Alan Billinghamurst.



Sarah Dawson fed back to the group the AWRA response to traffic assessments. It was suggested that they forward their comments to Tom Bevan at VoG Highways dept (tbevan@valeofglamorgan.gov.uk) as well as to Crest and possibly Lis Burnett.

5. Matters raised by local members of the Vale of Glamorgan council

Lis Burnett too was keen to see images of how the development would look. She was also very happy to see that the community had been consulted and that the results were being seen in the work she saw.

The replacement of the community centre and facilities were of interest to her and she was keeping an eye on proceedings.

6. Matters raised by local members of the Penarth Town council

Cllr Gwyn Roberts was seriously concerned about the lack of provision for a community centre within the plans. He said that he was looking into the possibility of securing money through the section 106 agreements for this purpose. The demolition phase also contained concerns for him and he raised an issue which was brought up at the Allotment holders' consultation meeting regarding timing. The specific concern was that this could affect the production of food. A definitive answer was not likely soon.

7. Any other business: There was none

8. Date and venue of next meeting:

A time and venue for the next meeting was not confirmed.

9. The meeting ended at 4pm.



Penarth Heights Community Consultative Group

Meeting No 5 - Friday 1 December 2006

At: The Pilot (venue room)

Present: **Cllr Lis Burnett** - Vale of Glamorgan Council, St Augustine's Ward
Cllr Gwyn Roberts – Penarth Town Council, St Augustine's Ward

Alan Guppy – Alexandra Ward Residents Association, Chairman

Liz Stokes – Treasurer, Alexandra Ward Residents Association

John Dawson - Alexandra Ward Residents Association

Katherine Chandler - Alexandra Ward Residents Association

Mark White – Major Projects Manager, Vale of Glamorgan Council

Jane Crofts – Principal Planning Officer, Development Control, Vale of Glamorgan Council

Rob Lucas – Project Officer, Vale of Glamorgan Council

Wen Quek – Cullinan

Paul Talbot – Crest Nicholson

Dan Jones – Crest Nicholson

Carla Watts – Green Issues Communications

Harry Watkinson – Green Issues Communications

Minutes

Carla Watts assumed the chair and introduced the fifth meeting of the Community Consultative Group. It was stated that around eleven months had passed since the group had met and that the meeting had been designed to bring everyone up to speed on matters and to kick-start the process again as we now headed towards the formal submission of the application.

1. Apologies for absence

From the agenda it was noted that Cllr Mike Harvey, Cllr Paul Church, Cllr Charles Curran, Chris Lyon and Alwyn Evans were unable to attend the meeting.

2. Update from Cullinans on masterplan

Paul Talbot (PT) started off by stating how disappointed Crest had been with the delay to the Penarth Heights project. He explained that this had been due to a hold-up in the legal process, and that after 12 months the relevant contracts had been signed. PT went on to



Penarth Heights, Crest Nicholson

say that Crest had received lots of feedback from the last round of community consultation and that they were now progressing with the masterplan and wanted to restart the consultation process. He also stated that there would be an extra input meeting for Arcot Triangle and that Crest were looking at submitting a planning application at the end of January/beginning of February 2007, with a second exhibition to be held in January 2007. This would display the final proposals prior to submission.

Wen Quek (WQ) then showed the revised masterplan to the assembled group and explained the changes to it. She explained that previously there had been three apartment blocks on the Arcot Triangle but that now there was only one low-rise block facing on to Paget Road. She also stated that there had been concerns about overshadowing of the allotments by an apartment block, but through amendments to the design this block had now been deleted. Mark White (MW) asked what the reduction in unit numbers across the site would be as a result of the changes. WQ stated that the unit numbers had been reduced from 448 to 376. WQ then took the group through the artists' impressions and plans, stating that the revisions were about making the site visually permeable. She also said that the next time the group met she hoped to be able to show detail about the houses such as elevations. PT then said that an update of all the changes would be downloaded onto the Green Issues website. Liz Stokes (LS) said it was actually very easy to see the changes that had been made.

Action: GI Update website with revised masterplan

Action: LS send through to CW list of plans which are specifically required for the website

3. Update on Plassey Square

PT started by stating that at a previous workshop a contentious issue had been raised by local people relating to the MUGA (multi use games area). Alan Guppy (AG) said that 90% of residents wanted to keep Plassey Square open plan, and that they objected to the green space being used for the MUGA and paths cutting it up into sections. MW responded by saying that the views and concerns of the community about the MUGA were well known, although the council wishes to clarify with Crest's landscape consultants the extent of the consultation to date. John Dawson (JD) pointed out that when it rains the green area was unusable for ball games as the drainage was not particularly good. Rob Lucas (RL) said that there was also the option of having a raised platform area on the square. Cllr Lis Burnett



(LB) said that it was strongly felt that the creation of paths across the square would affect people's ability to use it as a play area. MW concluded the debate by requesting from Crest/their landscape consultants a summary of all comments made by the community relating to Plassey Square. He also said there was a question of where the line should be drawn in terms of activities and facilities that should be located at Plassey Square, as there was also a wider community to be catered for.

Action: GI send through Plassey Square responses from the workshop held earlier this year

4. Update on Arcot Triangle

PT stated that there would be another workshop about Arcot Triangle so that Crest could draw from people what they wanted to be there. Carla Watts (CW) stated that it would be useful to have the workshop before Christmas or early January to allow adequate time for feedback. LS said it was important to make people aware that their views were needed.

5. Update on St Paul's Church use as Community Centre

RL said that the council had commissioned architects to conduct a feasibility study to look at different options to develop St Paul's Church as a multi-use community centre. He stated the study had compared the provision of two options for a new build community centre, along with an option for retaining and updating the St Paul's Church building. He explained that retaining and renovating the building would cost £1.2 million and building a new centre would cost £1.1 -£1.6 million. LB said that she had asked a specific question to the council on the issue, and they had stated that they were committed to providing community facilities. Cllr Gwyn Roberts (GR) said that in this instance it was actually about retaining and enhancing the facilities to replace the community centre at the Billy Banks.

At this point Katherine Chandler (KC) stressed the importance to the community of the local boxing club. RL stated the previously mentioned study including two options out of three to accommodate the boxing. JD stated that they provided a valuable service to the local kids and community. RL said that one of the issues with the current building was that there was no central heating. He also stated that they needed to look at lottery funding to part-finance the project. AG said it would be a shame to see St Paul's Church go.



6. Matters raised by residents' representatives

JD began by asking how the wider public would be presented with the plans, and whether there would be a 3D model on display. PT stated that the plans displayed would be fuller than before, and that everything submitted in the final application would be available at the exhibition. CW said that they wanted to work with the community to develop the plans for Plassey Square and Arcot Triangle prior to anything formal being submitted to the council. Jane Crofts (JC) also pointed out that once the application had been formally submitted to the council then the council would conduct formal consultation.

KC stated that in her opinion the changes to the development proposals looked good. She mentioned that it would be useful to have some colour landscape images and projections of the site. WQ took this on board for consideration. KC then asked what the time frame was for demolishing the present buildings. MW stated that Crest required vacant possession of the entire site before proceeding with the demolition and redevelopment. MW reported that negotiations with the remaining persons living within the Billy Banks were confidential. MW stressed that this was a sensitive issue as this matter related to people's homes. He said that the council were endeavouring to follow the correct legal process in order to address this matter which might include CPO procedures, but it was hoped that it could be resolved through negotiation. MW stated that he had been advised that if a CPO procedure had to be invoked this could delay the project by a number of years.

PT said that an optimistic view was to submit an application at the end of January, with planning permission being hopefully granted by mid-year. The best case scenario was that Crest would look to move on to the site at the end of the summer. JD then asked whether Crest could construct the project in phases. PT said he was not party to the legal negotiation but that Crest were aiming to implement the project in phases.

KC concluded this debate by pointing out that the main question likely to arise at the exhibition was about traffic. Dan Jones (DJ) responded by saying that dealing with this issue was reliant on officers from the council deciding where funds are allocated. LS then stated that in the early consultation there had been provision for a medical centre. She also said



that some local residents were dreading the number of people who would be coming into the area.

7. Matters raised by Local Members of Vale of Glamorgan Council

LB asked the project team where the affordable housing would go in the development. WQ said that 20% of the units would be affordable, and then showed the group on the layout where it was proposed it would be located. GR said that the affordable housing should be 'pepper potted' around the site, and that he did not like the idea of putting them all together or stashing them away. PT said that Crest had followed the design brief that required clusters of 10.

LB went on to say that she was hugely encouraged by the work Crest had done, as they had taken on board the point that it was not just about views from the site, but also through the site. She said that the council wanted it to form a link between the town and the marina.

KC asked how long the development would take to complete. PT stated that, to finish, it would take approximately five to six years. DJ said that Crest/Green Issues would look at putting together a board to explain the demolition and construction process for the forthcoming exhibition in January.

8. Matters raised by members of Penarth Town Council

GR raised three points following on from those raised by LB. The first was about when the demolition of the derelict blocks could start, as there were problems with anti-social behaviour. He stated that he would like Crest to start demolishing now. AG said that there was also now an issue with people turning up at the site, emptying the boots of their cars and driving off.

GR then mentioned that the town council wanted to see a good link from the marina to the new development (and town) as this area of Penarth was quite isolated. This link needed to be updated and improved. There was discussion around upgrading the footpaths, lighting and clearing away the overgrown paths.



Penarth Heights, Crest Nicholson

DJ then showed the phasing plan to the group. JD asked whether the whole site would be demolished in one go. PT said that he thought Crest would like to do it pretty much in one go. However, he said he was not sure and would report back to the group. PT added that Crest would also look to recycle as many of the materials presently on site to use for the new development. AG asked whether there would be issues with respiratory problems. PT responded by saying that Crest would look at the pollution issues, but that recycling materials was the most effective way to do it. He added that there were strict guidelines to follow in terms of pollution.

Action: Crest to look at phasing plan and report back to next meeting.

Action: PT to investigate the use of existing materials on site (recycling).

Ending the meeting

CW concluded the meeting by stating that Green Issues would try to arrange a couple more meetings before the application was submitted, with one to discuss to Arcot Triangle hopefully taking place before Christmas or in early January.

Action: Green Issues to arrange Arcot Triangle workshop at which a Plassey Square and general update would be provided prior to the second exhibition and the application being submitted.



Penarth Heights Community Consultative Group

Meeting No 6 - Tuesday 9 January 2007 at 4pm

At: The Pilot (venue room)

Present: **Cllr Gwyn Roberts** – Penarth Town Council, St Augustine's Ward

Alan Guppy – Alexandra Ward Residents Association, Chairman

Liz Stokes – Treasurer, Alexandra Ward Residents Association

John Dawson - Alexandra Ward Residents Association

Katherine Chandler - Alexandra Ward Residents Association

Chris Loyn – Penarth Society

Alwyn Evans - Secretary – Penarth Marina and Haven Residents Association

Mark White – Major Projects Manager, Vale of Glamorgan Council

Jane Crofts – Principal Planning Officer, Development Control, Vale of Glamorgan Council

Rob Lucas – Project Officer, Vale of Glamorgan Council

Dan Rigamonti – Edward Cullinan Associates

Paul Talbot – Crest Nicholson

Dan Jones – Crest Nicholson

Nicholas Pearson - NPA

Simon Kale - NPA

Carla Watts – Green Issues Communications

Harry Hudson – Green Issues Communications

Minutes

Carla Watts assumed the chair, there being no other volunteers.

1. Apologies for absence

There were apologies from Cllr Lis Burnett, Cllr Charles Curran and Wen Quek.

2. Update from Cullinans on masterplan

Dan Rigamonti (DR) of Cullinan's (part of Crest's design team) presented updated plans and elevations, illustrating how Crest's proposed scheme concept had evolved since the previous meeting. The concept proposed by Crest and their design team was based on the principle of shared space, with people and spaces taking precedence over cars.

Crest's concept proposes there would be a stronger route to the bowl area, and more green space. The link to the Arcot Street Triangle was important. Crest's design team were still looking at levels, and connections to the marina.



Crest's proposed scheme was now reduced in numbers from 450 units to 377, and would now include more family housing and fewer apartments. This reflected local comments. The design team were now fleshing out details of the landscape, and holding talks with the Council's Highways section who wanted an engineered solution to traffic in the scheme. Crest's design team have made alterations to their road layout in response to comments from the Council's Highways engineers; for example, it is now proposed that there would be two one-way loops with a barrier in between to prevent rat-running. The route through the Home Zone would be two-way but narrow to slow traffic. Mark White (MW) said that the Council's Highway engineers had indicated they would assess the possibility of traffic calming measures on routes approaching the development site but this was not yet resolved or finalised. He said no decision had been taken on whether Plassey Square would be included in any traffic-calming scheme but he agreed to raise it with the Council's engineers. Residents felt this was important, because of the children's play area.

Paul Talbot (PT) said that Crest was aiming to submit a planning application in the first week in February 2007. It would be possible to demolish the existing site buildings in four months, once they had access to the site. There was some discussion about the programme of work. Piling work would not affect existing properties. If necessary, photographic surveys of neighbouring properties could be undertaken where considered vulnerable. If damage was caused by the development, there would be recompense.

Katherine Chandler (KC) asked if Crest could alter the plans later on in the building programme, if it found that some of the areas being developed were not suitable and it decided to apply to increase the height of buildings in the remaining part of the site to make up the difference. PT said that Crest was confident in the safety of areas in which it would build. Jane Crofts (JC) explained that any alteration to the agreed scheme would need separate planning permission. If the scheme were to be changed, there would have to be a fresh application and further consultation.

MW said that the contract requirement was for vacant possession before Crest could take possession of the site. MW had nothing further to add to what he said at the previous meeting. PT said that the Vale could specify the route constructors' traffic took.

Gwyn Roberts (GR) asked about control of dust during demolition work and crushing on site, particularly if taking place during the summer. PT said that the estimate was reasonable in terms of traffic, noise and dust. It could be controlled by a planning condition imposed by the Council in its role as Local Planning Authority and the Council would within this context require Crest to submit a proposed methodology for the demolition. A concern for the resident representing the marina was the effect of wind and dust on the marina area. PT said that Crest would reuse materials on site where possible, in making up the levels, unless it was hazardous or dangerous. JC said that if residents objected to crushing on site the Council would consider any comments or representations and could if ultimately approved require by condition dust suppression and careful siting of the crushing to reduce nuisance. There were environmental health and health and safety issues to consider, and this was a high-profile site. Nothing would be hidden. AG asked if the Council would monitor the work. JC said that the developer has a duty to comply with the terms of their planning consent and that any concerns regarding pollution could be raised with the Council's Environmental Health section. There would be an obligation on the developer to comply with the planning permission.



There was some discussion about the design of the scheme. Crest had taken notice of fitting in with the architectural vernacular, particularly in relation to the heights of buildings. The design was bespoke, not standard housing. Affordable housing would be in groups of ten, as per the planning brief. There were some comments about the elevations and massing. PT said that Crest had responded to the public consultation, and the scheme now included more family housing with gardens.

3. Plassey Square

There would be a second community workshop on Plassey Square after the meeting. Simon Kale (SK) said that the consultation to date had indicated a preference for keeping the square as open space as far as possible. People were keen on retaining the open land form. They wanted a fenced area for children and kick-about areas. The major issue was the MUGA (multi use games area) and where it would be located. There would be a single path sweeping across the square, which would be lit.

4. Update on Arcot Triangle

Crest's proposed design had not changed for Arcot Triangle but there was an opportunity for enhancement including public art. There was also an opportunity for traffic calming subject to agreement with the Council's Highway section. This would also be discussed at the workshop.

5. Update on St Paul's Church use as Community Centre

RL said that this was still being looked at but depended on the Section 106 money ultimately becoming available. AG said the money should be put back into the site.

6. Matters raised by residents' representatives

Alwyn Evans (AE) questioned the naming policy for the roads on the scheme. He said they should reflect the maritime tradition and the fact that the site was in Wales. He felt that the use of 'mews' suggested England. PT said that this was not Crest's responsibility and in any event nothing had yet been decided.

In answer to a question, MW said that the play area at the Paget Terrace was being considered for enhancement subject to the availability of Section 106 funds. RL said that there was also money in the renewal area budget for such schemes.

7. Matters raised by Local Members of Vale of Glamorgan Council

There were no local ward representatives of the Vale of Glamorgan Council present (refer to Apologies).

8. Matters raised by members of Penarth Town Council

GR said he had no further issues to raise.

9. Any Other Business



There would not be a further meeting of the Community Consultative Group before the exhibition to be hosted by Crest, which was planned for the second week in February. Importantly, Crest's exhibition would not be part of the formal consultation, which would be undertaken by the Council in its role as Local Planning Authority following receipt of a planning application from Crest. Crest's exhibition, however, would aim to inform the public of the scheme design that was being submitted by Crest as a planning application.

