

Penarth Heights Planning Supporting Statement

ON BEHALF OF CREST NICHOLSON (SW)



FEBRUARY 2007

RPS PLANNING

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Appendices

1. Affordable Housing Statement - February 2007

1. INTRODUCTION

- 1.1 This Statement is prepared by RPS Planning as planning consultants for Crest Nicholson (SW) Limited, in support of a full planning application for the development of the Penarth Heights site.
- 1.2 The application site has been specifically identified by the Council for redevelopment, and Crest Nicholson SW Limited was successful in obtaining the development rights for the site.
- 1.3 A suite of technical assessments, including transport, hydrology and drainage, ecology, landscape, geotechnical and archaeology informs the proposed development. The application creates a comprehensive development that meets the requirements of the Council's published document "*Penarth Heights, Planning and Design Guidelines*". The development proposals have been prepared in accordance with Welsh strategic and local planning policy and guidance.
- 1.4 These proposals meet the objectives of the UDP through the provision of a comprehensive Masterplan identifying an integrated and balanced mix of housing and open space. The proposals include a mix of house types, including affordable housing in accordance (UDP) Policy, and a high quality landscaping scheme which aims to reinforce and reflect the existing mature landscape setting. In addition, existing public open space and a local children's play area will be enhanced immediately adjacent to the site.
- 1.5 A sustainable form of development is achieved through the form and design of the proposals which encourages the use of walking, cycling and public transport to provide access to local schools, local employment areas and local facilities. Through minimising the number of journeys by private car, it is possible to minimise the provision of car parking throughout the site in accordance with Welsh Government guidance.
- 1.6 The Supporting Statement accompanies the planning application and is structured to address the following points:
 - Chapter 2 – Description of Site and Surroundings

- Chapter 3- Application Proposals
- Chapter 4 – Public Consultation
- Chapter 5 - Compliance with the Development Plan
 - a) Planning Policy Wales (March 2002)
 - b) Technical Advice Notes
 - c) Vale of Glamorgan Adopted Unitary Development Plan (April 2005)
- Chapter 6 - Other Material Considerations
 - a) Vale of Glamorgan Penarth Heights Planning and Design Guidelines (March 2004)
- Chapter 7 – S106 Requirements

1.8 The applicants have retained a comprehensive consultant team to provide information and advice in preparing the application. The roles and responsibilities of the consultant team are set out below.

- **RPS Planning (Town Planning Consultants)** has been retained to provide policy advice and prepare the Planning Supporting Statement.
- **Edward Cullinan Architects** has been retained to provide design advice and prepare the masterplan, Design and Access Statement and accompanying ground and elevation plans.
- **Nicholas Pearson Associates (NPA) Consultants** has been retained to provide landscape architecture services, arboricultural and ecological advice.
- **Cole Easdon** has been retained to provide engineering and drainage advice.
- **Gary Gabriel Associates** have been retained to give Highway advice.
- **Continuum Arts** have been retained to provide Public Art advice.
- **United Welsh Housing Association** is retained as the intended affordable housing provider on the site.

1.9 The development proposed at Penarth Heights will deliver the following specific uses:

- 377 dwellings;
- Formal and informal recreational and open space and enhancement of local areas of open space;
- Hard and soft landscaping;
- Public and private parking;
- Vehicular, pedestrian and cycle access
- Internal roads and all other on and off-site infrastructure works and associated works.

1.10 As set out in the covering letter that accompanies this application, the submitted proposals comprise:

- Application forms, relevant certificates
- Cheque for £40,560
- Red Line Application Boundary
- Location Plan 1:1250
- Floor Plans
- Elevation Plans
- Construction Phasing Plan
- Landscape Master Plan
- Parking Plan
- Affordable Housing Plan
- Cross sections

1.11 Supporting information submitted comprise of the following;

- Planning Supporting Statement
- Design Statement
- Sustainability Statement

- Geotechnical Remediation Statement
- Transport Assessment
- Nature Conservation and Ecological Assessment
- Demolition and Construction Phasing Plan
- Affordable Housing Statement (appended to this statement)
- Demolition and Construction Noise and Dust (Mitigation) Statement
- Drainage Statement (Surface Water)
- Air Quality Statement
- Utilities Statement
- Landscape Appraisal
- Community Consultation Statement
- Public Art Strategy
- Asbestos Treatment Statement
- Japanese Knotweed Treatment Statement
- Refuse Collection Strategy
- Woodland Management Plan

2. DESCRIPTION OF SITE AND SURROUNDINGS

- 2.1 The application site is located on the northern edge of the settlement of Penarth, extending to approximately 6.7 hectares. The site consists largely of areas of open space and several buildings which comprise of two housing estates and a community centre. A mixture of residential and commercial uses surrounds the site.

Site Location

- 2.2 The site entrance is located approximately 860 metres to the east of the Junction of A4055 (Barry Road) and A4160 (Penarth Road) and is accessed from Windsor Road and Plassey Street to the south. The site is approximately 8 miles from Junction 32 of the M4, located to the west. Cardiff International Airport is approximately 10 miles to the south west of the site. In the surrounding built-up area there is a wide range of leisure, educational and retail facilities.
- 2.3 Immediately adjacent to the northern boundary of the site is a wooded escarpment which descends down towards Terra Nova Way. The Wooded escarpment continues along the western boundary of the site, forming a buffer to Windsor Road. North of the centre of the site is an area known as 'the Bowl', which forms part of the wooded escarpment. A small stream runs through this area.
- 2.4 North of the site is the area of Penarth Haven, west of the Cardiff Bay Barrage, which was established in 1987 and is continuing to be developed. The area incorporates a marina, housing development of over 200 dwellings, local park with recreational facilities, a pub, Tesco supermarket, restaurants and several small businesses.
- 2.5 Immediately south of the centre of the site are allotment gardens which are Council owned and managed. A Public Open Space area named Plassey Square is located south of the allotments.
- 2.6 South, east and west of the site are areas of residential development. Penarth Town Centre is located approximately 1300 metres walking distance from the

site. The town is the second largest in the Vale of Glamorgan, after Barry. The town displays an abundance of Victorian architecture and provides a vibrant local shopping area with local services and facilities.

- 2.7 The Cardiff Cats Water bus travels from the marina across to Mermaid Quay in Cardiff Bay, providing accessibility to Cardiff. Dingle Road rail station, located to the south of the site is within 650 metres of the site and Cogan Station, located to the west of the site and accessed from Andrew Road is within 860 metres. Both rail stations provide sub-regional connections and also connect to Cardiff Central Station with an approximate journey time of some 10 minutes. Bus services also run frequently along Windsor Road between Penarth and Cardiff City Centre.
- 2.8 Penarth caters for nursery, primary and secondary education. There are several pre-school playgroups and two County Nursery Schools. At Primary level there are eight schools within the town. Four of the primary schools have nursery units attached. There are two secondary schools currently catering for pupils up to 18 years of age and there is also one privately run school covering the age range of 3 to 16 years.

Site Description

- 2.9 The site itself is subject to sloping topography and is located on a ridge, which extends from the Penarth Headland, to the east, to a spur to the west. A number of sloping terraces are visible within the site, generally upward sloping to the north from Windsor Road, with decreasing levels experienced towards the northern boundary of the site.
- 2.10 The site contains the following buildings:
- Royal Close Estate (accessed from Royal Close via Paget Road in the east of the site). Six buildings in total. Three separate buildings are positioned parallel to one another in a north/south formation and three buildings are in a west/east alignment and interconnected.
 - Harbour View Estate (accessed from Plassey Street and Harbour View Road in the west of the site).
 - Local Community Centre (located within the centre of the site).

- 2.11 The former Penarth Urban District Council constructed both of the housing estates during 1967-68 and they are similar in appearance with the use of grey brick. The estates contain 329 units in total.
- 2.12 The site is not constrained by physical infrastructure affecting the implementation of development of the site. As a requirement of the development of the site the housing estates are to be demolished, with a proportion of the existing residents relocated within the proposed residential development.
- 2.13 Any technical matters affecting the site have been identified through the Council's assessment of the site in the preparation of the document "*Penarth Heights: Planning and Design Guidance*". Technical reports of have been prepared to address the matters raised within the document.
- 2.14 A Landscape Appraisal, including a tree survey, has been undertaken to highlight the topographical features of the site, and the areas that would be retained as part of an open space strategy. In particular, the areas of 'the Bowl', Plassey Square and the Arcot Street Triangle, although not within the development site boundaries, will be enhanced and create a focus for open space and recreation.
- 2.15 Landscape considerations have helped inform the preparation of the Master Plan and the resulting proposals for densities and development boundaries across the site.
- 2.16 A Nature Conservation and Ecological Assessment has been prepared and recommends a series of mitigation measures to protect existing ecology on and off-site. In particular, the assessment addresses the relationship of the proposed development to the wooded escarpment to the north and west. This area of sensitivity will be protected through the development proposals.
- 2.17 Glamorgan Gwent Archaeological Trust Ltd Have confirmed that no further Archaeological surveying or studies of the site is required, due to any previous remains being destroyed by former quarrying and construction activities on the site.

2.18 In respect of the historical use of the site, and the ground conditions and fault lines within the area, the Geotechnical Remediation Statement has addressed these elements.

3. APPLICATION PROPOSALS

- 3.1 The planning application proposes the development of 377 dwellings, comprising of 235 houses and 142 flats. A total of 579 car parking spaces are also proposed within the site, which includes 49 visitor spaces.
- 3.2 The proposals comprise the following in terms of accommodation throughout the site:

Accommodation Type	One Bed	Two Bed	Three Bed	Four Bed	Five Bed	Total No.
Flat	60	78	4	0		142
House	0	54	84	77	20	235
Total	60	132	88	77	20	377

- 3.3 The Council requires 20% affordable housing within the development. This element of the proposal comprises of the following:

Accommodation Type	One Bed	Two Bed	Three Bed	Four Bed	Total No. of Units
Flat	8	4	0	0	12
House	0	26	30	7	63
Total	8	30	30	7	75

- 3.4 The proposed level of car parking within the site equates to 153%. The focus has been on providing a high quality landscaped environment for residents and pedestrians rather than the movement and parking of vehicles.
- 3.5 Further details of the proposed design of the new dwellings and car parking is contained within the Design and Access Statement, prepared by Edward Cullinan Architects, which forms part of this application.
- 3.6 The proposed landscaping and Public Open Space scheme for the site includes the enhancement of Plassey Square which will include a fenced playground area in the north west corner. It is a requirement of the development brief to propose improvements to Plassey Square and also Arcot Street Triangle. These spaces have been the subject of much of the public consultation undertaken to date and

consequently the proposals reflect the outcome. In addition, the scheme incorporates informal open space areas with associated streetscape features (with 'play' value) across the development area where young children can play. The resulting defined areas meet the children's play area requirement as set out within UDP Policy.

- 3.7 No formal youth/adult open space provision is proposed on site, however a financial contribution is likely to be set aside to enhance existing facilities off-site.

Benefits of Development

- 3.8 There are numerous benefits in developing the land at Penarth Heights as proposed in this application, for the immediate area and the settlement of Penarth as a whole. These benefits accrue from the urban renewal of the site and the location of development.
- 3.9 The proposed development of the land at Penarth Heights has been the subject of thorough appraisal and analysis over recent years as a result of the Council promoting the site for regeneration.
- 3.10 The Penarth Heights site enjoys a unique level of sustainability and deliverability that few other sites can match. These credentials are summarised in bullet point form below:
- The development represents an opportunity for the urban regeneration of a brownfield site within the settlement boundary of Penarth. The development of a mix of dwellings in this location will help to regenerate this older urban area of Penarth which was historically built in connection with the old dock area of Penarth.
 - The delivery of the development will assist with the maintenance of a continuous supply of housing and help to redress housing market imbalance through the inclusion of an appropriate mix of affordable housing.
 - The development will deliver an appropriate mix of dwelling type, size and affordability, as required by Planning Policy Wales. The inclusion of 20% of the development as affordable housing will deliver in the region of

75 units; thereby making a significant contribution towards meeting identified housing needs in the Vale of Glamorgan. The proposals are consistent with the Welsh Government objective of ensuring that all local communities have sufficient good quality housing for their needs, including affordable housing for local needs.

- The site's proximity to local employment within the town will ensure the best opportunities for walking and cycling, and the site is also in close proximity to other sustainable means of transport such as train and bus. The close accessibility to the local train stations of Dingle Road and Cogan, which provide regular services to Cardiff and sub-regional connections, is a particular advantage of the site's location.
- Through a financial contribution, the development will contribute towards the enhancement of local footpaths and footways and the improvement of local road infrastructure.
- The development will enhance and improve existing areas of Public Open Space as well as incorporate a high quality landscaping scheme within the site in order to reflect the existing mature landscape setting of the wooded escarpment.
- The development of the site requires the implementation of a woodland management plan for the wooded escarpment located beyond the northern and western boundaries of the site. This will ensure the much valued and important landscape backdrop to Penarth is properly maintained and protected.
- The development will incorporate sustainable design measures and achieve the Building Research Establishment Eco-Homes Standards Very Good.

4. PUBLIC CONSULTATION

- 4.1 The application proposals have been subject to extensive public consultation, through active engagement and involvement of Council Officers, Councillors and the local community. This process is referred to in detail in the submitted Statement of Community Involvement.
- 4.2 The applicants are aware of the importance of involving local people in development proposals that affect their communities, both prior to and following submission of planning applications. This commitment to consultation has been demonstrated through their approach to developing the proposals for the Penarth Heights site.
- 4.3 The applicants recognise that Planning Policy Wales emphasises the importance of involving local communities in the formulation of proposals that affect their environment.
- 4.4 The applicant has undertaken a continuous and iterative programme of public consultation, where there have been clear formal stages for involvement to allow for a transparent and open planning process in which the local community is involved in planning the future of its community.
- 4.5 The table below outlines the consultation programme undertaken over the period leading up to the submission of the full planning application. At each stage the feedback from the participants has been acknowledged and subsequently considered in the formulation of the development proposals.
- 4.6 The Statement summarises each of the stages outlined below and provides an analysis of how the proposals have changed as a consequence of public participation. It is considered that the schedule below represents a thorough approach and has resulted in a robust Masterplan that has evolved and responded to public comment.

Date	Nature of Consultation	Consultee	Consultation Method
3-4 June 2005	Public Exhibition of proposals	Local Councillors and existing and former residents of the Housing Estates; Wider Community	Circulation of leaflets to residents and businesses/ written correspondence to Local Councillors and Council Officers
8 July 2005	Community Consultative Group Meeting	Community Group Members, local Councillors and Local Plan Council Officers	Meeting/Presentation and Discussion
5 August 2005	Community Consultative Group Meeting	Community Group Members, local Councillors and Local Plan Council Officers	Meeting/Presentation and Discussion
16 September 2005	Community Consultative Group Meeting	Community Group Members, local Councillors and Local Plan Council Officers	Meeting/Presentation and Discussion
11 October 2005	Allotments Holders Consultation	Allotment Holders	Meeting/Presentation and Discussion
18 October 2005	Plassey Square Community Workshop	Statutory Bodies/ Key Stakeholders/ Organisations/ Council Officers	Meeting/Presentation and Discussion
18 November 2005	Community Consultative Group Meeting	Community Group Members, local Councillors and Local Plan Council Officers	Meeting/Presentation and Discussion
1 December 2006	Community Consultative Group Meeting	Community Group Members, local Councillors and Local Plan Council Officers	Meeting/Presentation and Discussion

9 January 2007	Community Consultative Group Meeting	Community Group Members, local Councillors and Local Plan Council Officers	Meeting/Presentation and Discussion
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4.7 The consultation process is proposed to continue through the life of the planning application.

Date	Forum	Objective	Consultees
2007	N/A	Statutory Consultation Period (Instigated by Council)	Crest to continue negotiations with the Council and Statutory Bodies
15-16 February 2007	Public Exhibition	Provide the opportunity for the community to view the revised Masterplan and provide comments.	Wider Community; existing and former residents of the Estates; Local Councillors; Council Officers
2007	Community Consultative Group	-Update on Planning Application Process; -Discuss outstanding issues	Community Consultative Group; Local Councillors; Local Plan Council Officers

5. COMPLIANCE WITH DEVELOPMENT PLAN

The Development Plan

5.1 The Development Plan relevant to the Penarth Heights site comprises the following documents:

- Planning Policy Wales (PPW), March 2002
- Vale of Glamorgan Unitary Development Plan (UDP), April 2005

5.2 The UDP outlines that the Replacement South Glamorgan Structure Plan Deposit Draft (as amended) 1995 and the Replacement Mid Glamorgan Structure Plan 1995 with the accompanying EIP Panel Reports are still considered to be documents regarded as material considerations in the determination of planning applications.

National Policy

5.3 Planning Policy Wales (PPW) sets out the land use policies of the Welsh Assembly Government.

5.4 The priorities for urban and rural areas, set out in 2.4.1, seek an integrated approach to:

“Secure environmentally-sound and socially inclusive regeneration in those urban areas which require it, so that they become more desirable places in which to live and work”.

5.5 PPW encourages the use of higher densities, where appropriate, on easily accessible sites. The site has the benefit of close accessibility to the local shops and facilities of Penarth. It also has the benefit of accessibility within walking distance to public transportation and local schools.

5.6 The following chapters are applicable to the assessment of the development.

PPW Chapter 2: Planning for Sustainability

5.7 PPW Chapter 2 outlines the Assembly's approach to planning policy for sustainable development.

5.8 The Chapter outlines key objectives which will help to contribute towards the achievement of sustainable development. The guidance outlines that planning policy and proposals should (amongst others):

- ***“Promote resource-efficient settlement patterns that minimise land-take (and especially extensions to the area of impermeable surfaces) and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites.***
- ***Ensure that all local communities – both urban and rural – have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods.***
- ***Good design is essential to ensure that areas, particularly those where higher density development takes place, offer high environmental quality, including open and green spaces. Landscape considerations are an integral part of the design process and can make a positive contribution to environmental protection and improvement, for example to biodiversity, air quality and the protection of water resources.”***

5.9 The proposal meets all of these key objectives by promoting a development which uses previously developed land; incorporating high quality housing in a mixture of tenures including affordable housing; and including a comprehensive landscaping scheme incorporating sustainable development principles.

PPW Chapter 8: Transport

5.10 PPW identifies the objectives for transport and sets out issues that need to be taken into account in development plans.

5.11 In relation to car parking provision, the guidance stipulates that Local Planning Authorities should ensure that new developments provide lower levels of parking than have generally been achieved in the past. The Assembly considers that minimum parking standards are no longer appropriate. The guidance encourages Local Planning Authorities to develop an integrated strategy on parking to support the overall transport and locational policies of the UDP.

5.12 The development proposes 153% car parking provision dispersed throughout the site. The lower level of car parking proposed reflects the site’s close accessibility to public transportation modes, and will help encourage residents to

use alternative methods for travel. It also reflects up to date guidance (PPW and TAN12) which advocate more flexible standards in sustainable locations.

PPW Chapter 9: Housing

- 5.13 This Chapter outlines that people in Wales should have the opportunity to live in good quality, affordable housing, to be able to choose where they live and decide whether buying or renting is best for them and their families. The objectives are to provide:
- ***“homes that are in good condition, in safe neighbourhoods and sustainable communities; and***
 - ***greater choice for people over the type of housing and the location they live in, recognising the needs of all, including those in need of affordable or special needs housing in both urban and rural areas.”***
- 5.14 The guidance also encourages the use of higher densities, where appropriate, on easily accessible sites, highlighting that a careful approach to design will need to be adopted to ensure high quality environments are created. In particular, the guidance outlines that Local Planning Authorities should adopt a flexible approach to car parking standards.
- 5.15 The Chapter confirms that the Assembly Government will seek to ensure that :-
- ***“Previously developed land is used in preference to Greenfield sites;***
 - ***New housing and residential environments are well designed, environmentally sound (especially energy efficiency) and make a significant contribution to promoting community regeneration and improving the quality of life; and that***
 - ***The overall result of new housing development in villages, towns or edge of settlement is a mix of social and market housing that retains and, where practical enhances important landscape and wildlife features in the development.”*** (para 9.1.1).
- 5.16 The development proposals meet all of these objectives through the utilisation of a previously developed site which is in need of urban renewal; the provision of high quality housing which meets Eco Home Very Good standards and the provision of a high quality external living environment which adopts sustainable development principles. The proposals also have regard to the landscape

sensitivity of the western and northern boundary and both the siting and scale of the development on the site have been influenced by these aspects.

Technical Advice Notes (TAN)

- 5.17 Technical Advice Notes (TAN) should be read in conjunction with the chapters within PPW. The applicable TANs to the proposals are TAN 2 and TAN 12.

TAN 2 Planning and Affordable Housing

- 5.18 TAN 2 provides guidance on the role of the planning system in delivering affordable housing and provides advice to Local Planning Authorities on how to determine affordability.

- 5.19 Paragraph 10.11 outlines that,

“Local planning authorities and applicants for planning permission should work collaboratively in order to establish an appropriate and well-integrated mix of housing types and tenures which will contribute to the identified need for affordable housing, and to the objective of achieving mixed and sustainable communities.”

- 5.20 The development proposals promote the objective of achieving a mixed and sustainable community through the provision of the required amount of affordable housing, distributed throughout the site in a mixture of housing types and tenures.

TAN 12: Design

- 5.21 TAN12, and the compliance of development proposals with the advice, are material considerations in respect of the consideration of development submissions. The guidance sets out a design process and a series of objectives directed at the Planning Authority and at the developer to secure improvement in the development quality of the built environment without ***“total reliance on prescriptive standards, which can have the effect of stifling innovation and creativity”*** (paras 3.11–3.12).
- 5.22 Detailed advice is provided in respect of housing design and layout at paragraphs 5.51–5.57. Local Planning policies and guidance are directed to the achievement of the following specific aims:

- ***“create places with the needs of people in mind, which are distinctive and respect local character;***
- ***promote layouts and design features which encourage community safety and accessibility;***
- ***focus on the quality of the places and living environments for pedestrians rather than the movement and parking of vehicles;***
- ***avoid inflexible planning standards and encourage layouts with reduced road widths;***
- ***promote energy efficiency in new housing;***
- ***secure the most efficient use of land including appropriate densities***
- ***consider and balance potential conflicts between these criteria”.***

5.23 The development proposals have considered all of these aspirations both in the spirit as outlined at Section 3.12, which seeks a sustainable and innovative solution, and the more specific and detailed requirements of 5.52, which relate to the living environment of the residential proposals. Each aspect has been carefully evaluated within the comprehensive design for the site and a balance struck between the objectives of creating places which are distinctive and pedestrian friendly and the practical obligations of providing access and service to the site.

5.24 The development proposals are entirely in harmony with the objectives and specific expectations of TAN12 and deliver a design proposal which addresses all of the aspects identified.

Vale of Glamorgan UDP (1996-2011)

5.25 The UDP was adopted on 18 April 2005, is the most up to date guidance for the area and is approved for development control purposes. The Policies are supported by various Supplementary Planning Guidance (SPG) notes. The relevant SPGs to the development proposals are as follows,

- Affordable Housing SPG;
- Amenity Standards SPG;
- Design in the Landscape SPG; and
- Trees and Development SPG
- Sustainable Development SPG

- 5.26 The guidance within these documents has been carefully considered and applied in the development of the application proposals. The following policies within the UDP are applicable to the development proposals.
- 5.27 Policy HOUS 2 recognises that small scale and infill development within the settlement boundary of Penarth will be acceptable provided that it meets the development criteria outlined within Policy HOUS 8.
- 5.28 The site is owned by the Council and has been identified as suitable for redevelopment within the settlement boundary of Penarth. The list of development criteria outlined within Policy HOUS 8 has been carefully considered throughout the evolution of the development proposals. The Council's SPGs have guided and informed the design of the site. The accompanying Design Statement to this application provides further explanation of the compliance with this Policy.
- 5.29 Policy HOUS 12 outlines how the Council will seek the provision of affordable housing within substantial development schemes. These comprise of schemes over 50 dwellings.
- 5.30 The proposal complies with the affordable housing requirement in full. The Affordable Housing SPG requires the housing to be distributed around the site in clusters of no more than 10 dwellings. The development proposals have achieved this requirement by distributing the clusters throughout the development site. (SEE APPENDED AFFORDABLE HOUSING STATEMENT)
- 5.31 Policy REC3 requires the provision of 2.43 hectares of open space per 1,000 projected population, comprised of children's play space (0.6 – 0.8 hectares) and outdoor sport (1.6 – 1.8 hectares). This standard is derived from the National Playing Fields Association.
- 5.32 The applicant has agreed with Council Officers to provide a financial contribution towards the enhancement of local areas of outdoor sport.
- 5.33 Policy REC 6 expands upon Policy RE3, requiring children's play facilities (children's outdoor play equipment) to be provided within new developments in Penarth at a standard of 0.2 – 0.3 hectares per 1,000 projected population (contained within the children's play space requirement).

- 5.34 The applicant's will provide a financial contribution towards the provision of improved children's play facilities within the local area. The development proposals provide 0.17 hectares of children's play space through the enhancement of the Plassey Square and the implementation of informal play space with associated streetscape features (with play value) along The Crescent and Woodland Place and the seven proposed 'Home Zones'. The accompanying Landscape Masterplan provides further information in respect of these areas.
- 5.35 Policy ENV11 and ENV12 seek to protect features of importance to landscape or nature conservation, in particular areas of trees, woodland, hedgerows, river corridors, ponds, stone walls and species rich grassland.
- 5.36 The supporting Nature Conservation and Ecological Assessment Statement has addressed these elements of the site and proposed a mitigation strategy.
- 5.37 Policy ENV 24 seeks to conserve and enhance areas of open space. The development proposals include the enhancement of the open space area of Plassey Square, and the aesthetic value of Arcot Street Triangle.
- 5.38 Policy ENV 25 encourages the regeneration of derelict and degraded land. The development proposals fulfil the Council's aspirations for the redevelopment of the site in order to promote urban renewal in North Penarth. The existing buildings on site are proposed to be demolished in order to provide a mixture of house types and tenures to promote a more inclusive community.
- 5.39 Policy ENV 27 outlines new developments must have full regard to the local natural and built environment and its special features. An appraisal of the local built form has been undertaken to complement the landscape appraisal. The applicant's have assessed the surrounding townscape, which is predominantly of Victorian design, and endeavoured to respond to the locally distinctive pattern and urban qualities of Penarth within the proposals.
- 5.40 The guidelines of the Standard Conference on Regional Policy in South Wales Parking Guidelines (Revised Edition 1993) have been adopted by the Council within the UDP.

- 5.41 The development proposals do not achieve the guideline standards for the level of car parking required for the size of the development. This advice is considered out dated. The level of car parking has been proposed in relation to the site's excellent accessibility to public transportation modes and the achievement of a high quality living environment. It is more akin to up to date standards in TAN12 and PPW and reflects discussions with Planning Officers.

Summary of Compliance with Unitary Development Plan Policy

- 5.42 The application site has been specifically identified by the Council for development, located within the settlement boundary of Penarth, and the development of the site will contribute to the urban regeneration initiatives within Planning Policy Wales and the UDP.
- 5.43 A suite of technical assessments, including transport, hydrology and drainage, ecology, landscape, air quality, geotechnical and archaeology informs the proposed development. The application proposals create a comprehensive development that meets the requirements of Supplementary Planning Guidance and Council Policy.
- 5.44 A sustainable form of development is achieved through the form and design of the proposals which encourage the use of walking, cycling and public transport to provide access to local schools, employment, and retail areas. Through minimising the number of journeys by private car, it has been possible to minimise the provision of car parking throughout the site, in accordance with PP Wales guidance.
- 5.45 These proposals meet the objectives of the UDP through the provision of a comprehensive Masterplan identifying an integrated and balanced mix of housing. The proposals include a mix of house types including affordable housing in accordance with UDP Policy. Areas of Public Open Space will be integrated across the site and existing Public Open Space and a local play area will be improved and enhanced adjacent to the site.
- 5.46 The development proposals have been designed in accordance with Planning Policy Wales, Technical Advice Notes, the UDP and SPGs. The following chapter of this Statement addresses the other material considerations relevant to the application proposals.

6. OTHER MATERIAL CONSIDERATIONS

- 6.1 The following section of this Planning Supporting Statement considers other material considerations relevant to the consideration of the application proposals.

Penarth Heights: Planning and Design Guidelines

- 6.2 The Council has not adopted the document as Supplementary Planning Guidance, and the document was prepared as an illustrative document demonstrating what could be achieved on the site and to set design parameters.

- 6.3 The Council have outlined within the document the purpose of the guidelines was:

“to assist prospective developers and their designers work towards proposals for the site that will be acceptable to the Vale of Glamorgan Council as current landowner and as local planning and highway authority”.

- 6.4 The Council’s objectives for the redevelopment of the site include the following:

- ***“Deliver the highest standards of design;***
- ***Deliver contemporary development that also reflects the local sense of place;***
- ***Create a cohesive and integrated new residential neighbourhood;***
- ***Provide affordable housing as required;***
- ***Incorporate specific measures to promote sustainable development;***
- ***Enhance the open space system for the enjoyment of all;***
- ***Provide permeable, accessible and well-connected development;***
- ***Encourage access to a variety of transport modes;***
- ***Protect and enhance existing woodland and other features of landscape value for the benefit of the community as a whole; and***
- ***Ensure safety is prioritised and integrated within the design (e.g. overlooking of open spaces and play areas)”.***

- 6.5 All of the above objectives have been reflected within the development proposals.

- 6.6 The design has endeavoured to reflect the wider aspiration of meeting the needs of people for inclusive and sustainable communities. The accommodation range, comprising of apartments to family housing will provide a complementary extension both of tenure range and type to the more traditional built form of north Penarth.
- 6.7 The Design and Access Statement has outlined the design context for the site and provides further explanation of how the development proposals have achieved the Council's objectives.

7. S106 REQUIREMENTS

- 7.1 Confirmation is still awaited from the Council on the use and distribution of S106 contributions.

8. CONCLUSION

- 8.1 The development proposals seek to develop housing at a location proved to be a sustainable location for residential development by the Council through the preparation of the document *“Penarth Heights: Planning and Design Guidelines”*.
- 8.2 The sustainability credentials of the application site are excellent in respect of the previously developed nature of the site, its location within the settlement boundary of Penarth, the range of services and facilities on offer within the town and its overall accessibility to public transportation modes within a short walking distance.
- 8.3 The development proposals provide a mix of house type and tenure, including the requisite mix and quantum of affordable housing, which contributes towards the creation of a mixed and inclusive community. Existing areas of Public Open Space will be enhanced within the surrounding area and the proposals incorporate a comprehensive landscaping scheme to provide a high quality living environment.
- 8.4 The development proposals have considered all relevant policy and design considerations and have responded effectively to the specific challenges of the site and its setting. The development of this site not only accords with the existing Vale of Glamorgan Unitary Development Plan, but its sustainable location is actively promoted for residential development at all levels of policy.
- 8.5 It is concluded that given the merits of the proposal and the Council's desire to regenerate the site, the application should be considered favourably.

APPENDIX 1

1) The planning application includes the following mix of affordable housing:

- 8 no. 1 bed flats.
- 4 no. 2 bed flats.
- 2 no. 2 bed bungalows.
- 24 no. 2 bed houses.
- 30 no. 3 bed houses.
- 7 no. 4 bed houses.

Total no. of affordable housing units = 75

2) The scheme comprises a total of 377 no units of which 20% (75 no units) will be affordable. The affordable housing units themselves have been designed in accordance with the 'Welsh Housing Quality Standard', 'Lifetime Homes' and 'Secured by Design'. The scheme has departed from the Council's original 'Affordable Housing Brief' in the following respects:

a) The affordable units will be delivered in blocks of no more than ten no. units. However the scheme has a single block of 13 no. apartments.

b) The number of bungalows required by the brief has reduced from 4 no. to 2 no.

3) In a meeting last year with Alan Broadhurst of the Housing Department it was agreed that a 13 no. unit apartment block would be acceptable to the Council and should contain 2 no. 2 bed ground floor apartments built to wheelchair accessible standard, thereby compensating for the loss of the 2 no. 2 bed bungalows.

4) Our preferred RSL partner, United Welsh Housing Association, has been closely involved in the design of the affordable housing units.

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