

21 May 2014

The Savills logo consists of the word "savills" in a red, lowercase, sans-serif font, positioned on a bright yellow rectangular background.

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Dear Sir / Madam,

**Land North of the Railway Line (West), Rhoose – outline planning application by Taylor Wimpey Plc and South Wales Land Developments Ltd for residential development, land for a Primary School, associated access and associated works (including demolition of No 46 Porthkerry Road)**

Savills are instructed by Taylor Wimpey Plc and South Wales Land Developments Ltd to submit the above application.

The planning application made in outline with all matters reserved except for the proposed vehicular site access to Porthkerry Road. The planning application consists of the following enclosed documents (submitted via the Planning Portal or on the accompanying CD):

1. Planning application forms and ownership certificates
2. Drawings:
  - Topographical Survey (reference 0508-100)
  - Site location plan (reference 0508-101)
  - Indicative masterplan (reference 0508-103)
  - Open Space and Landscape Plan (reference 0508-1011)
  - Proposed access drawing (C-15342-SA-95-SK01 A08)
3. Design and Access Statement (prepared by Focus on Design, May 2014)
4. Transport Assessment and Appendices (prepared by Waterman Transport and Development, May 2014)
5. Planning Statement (prepared by Savills, May 2014)
6. Flood Consequences Assessment and Drainage Strategy Report (prepared by Waterman Transport and Development, May 2014)
7. Archaeological and Heritage Baseline Assessment (prepared by EDP, May 2014)
8. Agricultural Land Assessment (prepared by the Andersons Centre, May 2014)
9. Landscape and Visual Appraisal (prepared by EDP, May 2014)
10. Ecology reports (Sturgess Ecology Phase 1 Habitat Survey 2013 and EDP Bat Survey Report 2014)
11. Arboricultural report (incorporating Arboricultural Impact Assessment and Tree Protection Measures) (prepared by EDP, May 2014)
12. Hedgerow Report (May 2014)
13. Noise and Vibration Assessment Note (prepared by INVC, dated 13 May 2014)
14. Air Quality Assessment (prepared by Waterman Transport and Development, May 2014)
15. Site Investigation Report

I also enclose a cheque payable to the Vale of Glamorgan Council totalling £16,884 which is the appropriate fee for an outline planning application on the site area of 12.73ha.

## The Proposals

The planning application is in essence for a new residential development, including land for a primary school and public open space which has been sensitively designed by an experienced team and is based upon a full understanding of the site and the context within which it sits.

The proposal is to develop the land for residential purposes (including land for a school), with the indicative masterplan showing the capacity of circa 350 new homes. All matters are reserved except for the primary vehicular access point to Porthkerry Road. Further access points are shown indicatively within the application documents which will provide linkages to the land east of the hedgerow which has the benefit of an outline planning permission.

## Context for the Application

The proposals provide an opportunity for sustainable growth within an identified Primary settlement within the Vale of Glamorgan as identified within the draft 2012 Local Development Plan and, to bring forward land allocated for residential purposes within the 2006 UDP. The application site benefits from adopted and draft allocations for residential and mixed uses as part of a wider allocation including land to the east.

The application context includes the recent grant of outline planning permission (and subsequent submission of reserved matters) on the land east of the hedgerow. Together, the two sites make up the land allocated within the UDP / LDP.

We are aware of a great deal of discussion that was undertaken as part of the consideration of the adjacent application and the importance that was placed upon achieving a comprehensive development across the two sites.

The August 2007 Development Brief is considered dated by virtue of the requirement within the LDP Deposit for the inclusion of a primary school within the allocation. Nevertheless, the principle of securing a comprehensive development across the two sites remains. This is acknowledged and has been at the forefront of the master planning process for this application. The decision taken on permission 2010/00686 was in the light of the knowledge that the east and west land parcels within the allocation were in different ownership. However, there was an assumption that land to the west (the application site) would be brought forward for development. Whilst concerns were expressed over the differences in ownership, the committee report considered that the two sites could be considered separately, whilst ensuring that a cohesive scheme of development for the allocated site is still delivered. The decision endorsed this view point.

The principle objective of the LPA was to secure vehicular and pedestrian / cycle links between the two land ownerships. The permission granted includes a number of conditions requiring those access points to be provided. Ultimately however, there is no guarantee of when the links will be provided (i.e. at what stage will they be built within the development of the land east of the hedgerow) or, whether the land owner (who is separate from the developers – Bellway / Persimmon) will prevent those linkages being used.

The conditions attached to the permission do not, in the considered view of the applicants and their advisors, offer comfort that the land within this application could be accessed via land to the east.

The applicants therefore must be in a position to be able to access, drain and develop the application site independently of the land to the east. Not to do so would result in unacceptable uncertainty over the timing or delivery of any form of development on their land.

The approach therefore has been to secure a safe and appropriate access directly onto Porthkerry Road. The aim remains however to facilitate, as far as possible within the gift of the applicants, a comprehensive development across to the two land ownerships.

As the planning statement and the DAS explains, the aim has been to plan to link up to the points of access that are required to be planned for on the adjacent land and, in masterplanning the site, to compliment the positions of POS and pedestrian / cycle network on the adjacent land.

A similar approach is required to be taken in respect of the drainage of the site. Due to uncertainties over whether connections could be made to the future planned drainage network on the adjacent land, an independent drainage strategy must be devised for the application site.

The context to the site, the allocation, the development brief and the land ownership has therefore been at the forefront of the masterplanning process. This has not compromised the aim to deliver comprehensive development across the entire allocation. In fact, the approach that we have been required to take is more likely to deliver the full potential of the allocation and the benefits that will arise from it in the provision of a new primary school and sustainable linkages across the allocated site.

### Justification

The enclosed Planning Statement explores the context of the site, the planning policy relating to the proposals and sets out the justification in planning terms for the development. The statement should be read in conjunction with the following documents:

- Design and Access Statement
- Transport Statement
- The various other technical reports detailed further above

As detailed within the Planning Statement, the proposals have been screened for environmental impact assessments. The conclusion, in the form of a screening direction from Welsh Government, is that EIA is not required.

The analysis has demonstrated that the principle of developing the site for housing purposes can be supported for the following key reasons:

- The site has been allocated for residential purposes, and latterly for residential and primary school use within the adopted and emerging developing plans for the area. The principle for housing development on the site is therefore accepted through adopted plan policy. Its location within a housing allocation within a primary settlement within the VOG means that its development for housing is supported by National and Local Planning Policy.
- The site is suitable for development in principle due to its environmental and technical characteristics.
- The DAS demonstrates that the site can respond well to the local context. The vision for the site responds positively to the site's urban context and seeks to provide a development of high quality with ample open space and linkages to the existing and future urbanised area.
- The transportation assessment thoroughly investigates the impacts of the proposal on the highways network and the design of the access point proposed. The conclusions are that the impacts upon Porthkerry Road and key junctions around the site will be within acceptable parameters. The design of the access point is supported by the assessment.
- There will be important economic gain and community gains from the scheme. Not only will the proposal generate circa 150 jobs over the life of the project (in relation to the housing only) further jobs would be created as a result of the proposed primary school.
- The indicative masterplan demonstrates how the site can be developed in context with the wider allocation and the comprehensive development can be secure albeit in an independent manner.

- Because of the type of development proposed and the organisation behind it, there can be confidence that the benefits will be delivered and follow the high standards set out in the application and documents that support it.

In conclusion, the proposals provide a well designed scheme which practically addresses the context of the allocation, which will deliver a workable and practical solution in a sustainable form of development, The comprehensive planning of the site has been foremost within the masterplanning process, as has the need to deliver development on this site in an independent manner.

The proposal will bring about significant benefits in terms of housing land delivery, job creation throughout the construction process and longer term in the form of a new primary school and as such can be considered swiftly and positively to deliver housing on an eminently suitable site.

The applicants would like to meet with the Council's development team to discuss the application following its registration and initial consultation responses have been received. In the meantime, should you have any queries with the application, please do not hesitate to contact me. Otherwise, I look forward to receiving confirmation that the application has been registered in due course.

Yours faithfully

**Paul Williams**  
Associate Director

Encs: as above