

OUTLINE PLANNING APPLICATION

**LAND OFF COWBRIDGE ROAD
EGLWYS BREWIS
ST ATHAN**

PRE-APPLICATION CONSULTATION REPORT

**RESIDENTIAL DEVELOPMENT OF CIRCA 300
UNITS, AND ASSOCIATED WORKS INCLUDING THE
PROVISION OF PUBLIC OPEN SPACE AND
STRATEGIC ACCESS POINTS.**

NOVEMBER 2016



Geraint John Planning

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1.0 INTRODUCTION

Background

- 1.1 This Pre-Application Consultation (PAC) Report has been prepared in support of an outline planning application, submitted on behalf of Edenstone Homes Ltd and Mr John Thomas, in relation to the following development proposal at Land Off Cowbridge Road, Eglwys Brewis, St Athan for:

'Outline Application for Residential Development of circa 300 units, and associated works including the provision of public open space and strategic access points'.

Information made available as part of Pre-Application Consultation

- 1.2 The following information was made available as part of the PAC, and is the subject of this Report:

Document	Reference
Application Forms	N/A
Site Location Plan	1617 101
Illustrative Masterplan	1617 100 Masterplan
Agricultural Land Classification Survey	KCC1675 ALC
Arboricultural Assessment	EDP3504_02
Archaeological and Heritage Assessment	EDP3504_01c
Archaeological Evaluation	2384
Design and Access Statement	GJP Design and Access Statement
Planning Statement	GJP Planning Statement
Flood & Drainage Statement	16156.D101
Transport Assessment	0911 Cowbridge Road Transport Assessment
Strategic Landscape and Visual Appraisal	L/EDP3504/MD/cg
Badger Survey Report	-
Bat Survey Report	-
Otter Survey Report	-
Reptile Survey Report	-
Land at Flemingston Extended Phase I Habitat Survey Report	-
Annington Land Extended Phase I Habitat Survey Report	-

Purpose and Structure of this Report

- 1.3 The Report documents the Pre-Application Consultation exercise undertaken by the Applicant in light of the recent introduction on 1st August 2016 of the PAC process by the National Assembly of Wales, under Article 1 of the Town and Country Planning (Development Management) (Wales) (Amendment) Order 2016:
- 1.4 This Report meets the specified minimum content requirements, as outlined within Paragraph 44 of the Welsh Government's Guidance on Pre-Application Consultation document <http://gov.wales/docs/desh/publications/160129annex-1-pre-application-consultation-en.pdf>. This is documented within the table overleaf:

Ref	Minimum Requirement	Report Reference
A	A copy of the site notice	Appended in Appendix A .
B	A declaration that the site notice was displayed in accordance with the statutory requirements, i.e. in at least one place on or near the development site for no less than 28 days	Provided in Chapter 3
C	A copy of the notice given to owners and occupiers of adjoining land	Appended in Appendix A – with a list of those issued to provided in Appendix B .
D	Copies of all notices provided to councillors, town and community councils, and specialist consultees;	Appended in Appendix C – with a list of those issued to provided in Chapter 4.
E	A summary of all issues raised in response to the statutory publicity (i.e. site notice and letters to owners, occupiers) – the developer must confirm whether the issues raised have been addressed and, if so, how they have been addressed	Provided in Chapter 4.
F	Copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer.	Responses appended in Appendix E with explanation provided in Chapter 4.

1.5 The Report is structured as follows:

- **Section 2** provides planning policy context on the PAC process;
- **Section 3** provides a declaration that the site notice was displayed appropriately;
- **Section 4** provides a summary of the representations received; and
- **Section 5** sets out our conclusions.

2.0 PLANNING POLICY CONTEXT

- 2.1 From August 1st 2016, the requirement to undertake PAC is applicable to all 'major' (as defined in article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012) planning applications (full or outline) and also applications for Development of National Significance (DNS).
- 2.2 As part of this, the applicant must undertake the following publicity / consultation procedures prior to the submission of the application:
- Display a site notice in at least on place on or near the land to which the proposed application relates for a period of no less than 28 days before submitting an application for the proposed development;
 - Write to any owner or occupier of land adjoining the land to which the proposed application relates;
 - Make the draft planning application information available publically;
 - Consult community and specialist consultees before applying for planning permission;
 - Consider if an Environmental Impact Assessment (EIA) is required for the project;
 - Submit a PAC report as part of the planning application.

3.0 DECLARATION

3.1 This Section provides, in line with article 2C(1)(a)(i) of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, a declaration that the Applicant has publicised the proposed application by bilingual (English and Welsh) site display in three locations:

- one on the west boundary of the site on St Athan Road / Eglwys Brewis Road Junction;
- one on the south west boundary of the site on Cowbridge Road; and
- one on the southern access to the site, to the rear of 'The Gathering Place'.



3.2 The site notices were on display from 18th October 2016 until, at least, 14th November 2016. The site notices were not removed until 18th November 2016. Photographs of the site notices are appended in **Appendix F**.

3.3 The site notice, included in **Appendix A**, advises that Edenstone Homes Ltd are applying for Outline planning permission for Residential Development circa 300 units, and associated works including the provision of public open space and strategic access points.

3.4 Copies of the proposed application including, but not limited to, the plans and other supporting documents, were available online at <http://www.geraintjohnplanning.co.uk/current-consultations/>. The information was made available on the website from 18th October until 4pm on Wednesday 16th November, so that further representations could be made if the interested party so wished.

3.5 This information could have been accessed on public computers at St Athan Library, The Old Primary School, Church Lane, CF62 4PL between the hours of 9.30am – 12.30pm (Tuesday), 2.00pm – 6.00pm (Thursday) and 9.30am – 12.30 pm (Saturday).

3.6 Accordingly, in line with Paragraph 28 of Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, the relevant information has been made available on a website – which can be readily and conveniently viewed by the general public at accessible local library facilities within St Athan.

- 3.7 Representations on the proposed development were invited to be directed to the agent, Geraint John Planning Ltd, either by email (to consultations@gjplanning.co.uk) or by post (to 33 Cathedral Road, Cardiff, CF11 9HB), within 28 days of the initial site notice (18th October 2016 - 14th November 2016).

4.0 SUMMARY OF REPRESENTATIONS

4.1 In line with article 2F(2)(d) of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, **Appendix A** contains a copy of the Schedule 1B notice given to community consultees, whilst **Appendix C** contains a copy of the notice given to specialist consultees.

Community / Adjoining Owner/ Occupier Notices

4.2 Bilingual schedule 1B notices were sent to 48 occupiers / owners of land adjoining the development on 18th October 2016 and also the St Athan Ward Councillor to inform them of the Applicant's intention to submit an application. A list of those issued the notice is provided in **Appendix B**.

4.3 The notices also identified where the associated plans and reports could be viewed and how to provide feedback concerning these. The notices further identified a consultation event, where local residents could view large scale plans and discuss their concerns with ourselves and Edenstone Homes. This event took place at the Gathering Place on Wednesday 2nd November 2016, from 3pm – 7pm.

4.4 To date, 3 online responses have been received and 1 written response was received during the consultation event, identifying concerns such as the need for such dwellings, the impact on the highway through traffic intensification and the impact upon existing house values. These responses are appended in **Appendix D**.

4.5 These responses, and the Applicant's response are summarised below:

Consultee	Representation	Applicant's Response
Local Resident	Is there a need for these additional house with the amount of vacant properties in the local area?	<p>The emerging LDP identifies St Athan as a settlement that can accommodate growth, resulting in the site being allocated for housing.</p> <p>The proposal therefore directly meets an evidenced need for housing – which is identified by the Council as to be delivered over the plan period on the site the subject of this Report.</p>
Local Resident	<ol style="list-style-type: none"> 1) Is there a need for further housing in St Athan? 2) The area lacks in service provision in terms of buses and shops and will increase the use of the car. 	<ol style="list-style-type: none"> 1) As outlined above, the emerging LDP identifies St Athan as a settlement that can accommodate growth, resulting in the site being allocated for housing. <p>The proposal therefore directly meets an evidenced need for housing – which is identified by the Council as to be delivered over the plan period on the site the subject of this Report.</p> <ol style="list-style-type: none"> 2) The impact of the additional traffic as a result of the development has been assessed as being acceptable within the Transport Assessment, and suitable improvements to the Eglwys Brewis junction are proposed. Further details of which will be agreed with the Highways Department. The site is moreover in a sustainable and accessible location where residents of the development will not be reliant on the car and can access day-to-day facilities on foot, by bicycle or by public transport. Safe means of access can

		<p>be provided and it is considered that the development's traffic can be accommodated on the surrounding highway network;</p> <p>Moreover, St Athan is ranked 7th out of 57 settlements within the Vale of Glamorgan's Sustainable Settlements Appraisal (2016) owing to its accessibility to services and facilities. The impact of the development on services can be appropriately mitigated, in line with the Council's Planning Obligations SPG, where appropriate and justified.</p>
Local Resident	<p>Concerns raised in regard to:</p> <ol style="list-style-type: none"> Increase in traffic; Impact upon services – schools, shops, doctors and public transport; The loss of 'greenspace'. Impact on house prices Loss of a view 	<ol style="list-style-type: none"> The impact of the additional traffic as a result of the development has been assessed as being acceptable within the Transport Assessment, and suitable improvements to the Eglwys Brewis junction are proposed. Further details of which will be agreed with the Highways Department. The site is moreover in a sustainable and accessible location where residents of the development will not be reliant on the car and can access day-to-day facilities on foot, by bicycle or by public transport. Safe means of access can be provided and it is considered that the development's traffic can be accommodated on the surrounding highway network; St Athan is ranked 7th out of 57 settlements within the Vale of Glamorgan's Sustainable Settlements Appraisal (2016) owing to its accessibility to services and facilities. The impact of the development on services can be appropriately mitigated, in line with the Council's Planning Obligations SPG, where appropriate and justified. The Site comprises agricultural land and a tarmacked area with mown grass and landscaping. The site does not comprise Public Open Space, and surveys have identified that the agricultural land does not comprise the best and most versatile quality agricultural land. The provision of Public Open Space comprises an integral component of the masterplan. Any possible adverse impact on property values are not a relevant planning consideration. The enjoyment of the view attained from the nearby property (whilst limited in any case) could not be considered an important part of the residential amenity of this property. Therefore any potential loss of view would not be considered to have an adverse impact on the residential amenity of these properties in this instance.
Local Resident	<p>Concerns raised in regard to:</p> <ol style="list-style-type: none"> The contribution the natural boundaries (hedgerows & trees) provide in terms of 	<ol style="list-style-type: none"> The Arboricultural Impact Assessment undertaken by EDP recorded a total of 17 individual trees, eight hedgerows, eight groups of trees and one woodland item

	<p>natural screening and ecological value – should not be removed.</p> <p>b) Anticipated 'light pollution' spillage into existing neighbouring properties;</p> <p>c) Large apartment blocks or focal building of 3 storeys are out of character with the neighbouring and existing built form.</p>	<p>totalling 34 items. As illustrated upon the Masterplan, 20 items have been graded as category 'B', and are of moderate quality and value, these trees have been prioritised for retention due to their condition, age and retention span – which will retain the existing character of the area and contribute to the LEAP / NEAP areas. The proposals will result in the loss of 9 trees, 4 category B trees, 4 category C trees and 1 category U tree. However, it should be noted that the masterplan identifies that 22 of the surveyed items are unaffected by the development proposals, all of which will be retained. The loss of nine items and the partial loss of a further three is more than compensated for by the net quantity of new tree planting throughout the site. Hedgerows are only proposed for removal where needed for access and visibility splays.</p> <p>b) Adequate separation distances, together with the screening effects of intervening landscaping due to the retention of existing trees, it is considered that the proposal would not result in any harmful impacts of light spillage upon existing neighbouring properties.</p> <p>c) Three storey elements are solely proposed for focal buildings in key areas. In a development of this magnitude it is considered essential to have a varied and interesting three dimensional treatment. The approach proposed will be implemented in a sensitive manner, and will contribute to legibility and the character and appearance of the streetscape.</p>
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Specialist Consultee Notices

- 4.6 Bilingual Schedule 1C notices were sent via email to The Vale of Glamorgan Council Development Control along with the list of further parties consulted outlined below, to inform them of the Applicant's intention to submit an application and also where and how they could view the associated plans, the detailed reports and provide their feedback concerning these.
- 4.7 In line with article 2F(2)(f) of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, **Appendix C** contains a copy of all of the responses received from specialist consultees. The table below provides a summary of all issues raised by the specialist consultees and a response to how they have been addressed.

Consultee	Representation	Applicant's Response
Aerodrome Safeguarding	No Response received.	N/A
Barry Police	No Response received.	N/A
Vale of Glamorgan Conservation Officer	No Response received.	N/A
D.I.O	No objection in terms of safeguarding, to the proposal.	N/A
Dwr Cymru Welsh Water	No objections raised, key points to note: <ul style="list-style-type: none"> No problems are anticipated with the Waste Water Treatments Works. A water supply can be made to the site – costs will be calculated upon receipt of a detailed layout plan Foul flows can be connected / accommodated within the existing public foul sewerage system downstream, located in Cowbridge Road. <p>The full written response is enclosed.</p>	Initial discussions with DCWW and Shear Design in September 2016 provided confirmation that the West Aberthaw Waste Water Treatment Plant was overloaded with no improvements planned. As a result, an on-site treatment plant was to be provided. This initial written feedback is provided in an appendix to the Drainage Report along with the updated and revised confirmation that a foul connection can be accommodated. As a foul connection to the adopted system can be now provided, the treatment plant is to be removed from the scheme and a small pumping station will be included to the south west of the site. This has also provided additional developable area to the south of the attenuation pond.
Development Control and The Vale of Glamorgan	No Response received.	N/A
Vale of Glamorgan Ecology Officer	No Response received.	N/A
GGAT	Response suggests the compliance with the conclusions and findings of the Heritage Assessment (EDP3504_01c) and Evaluation report (Report no. 2384) - that such remains of archaeological significance should be preserved in situ and note that the masterplan indicates their retention as green space, with a 10m buffer zone around the monument. This approach	To maintain the existing layout provision and ensure that children play area features & new planting does not encroach into the archaeological buffer zones.

	is considered appropriate, although it is currently proposed that children play areas partially encroach into the buffer zone and newly planted trees are indicated on the periphery of the buffer zones. Any ground intrusion works associated with the play area should be avoided in the buffer zone, similarly the planting of trees in the buffer zone should also be avoided as their roots can cause significant damage to archaeological remains in the long term.																			
Vale of Glamorgan Highways – Drainage & Flood Officer	No Response received.	N/A																		
Vale of Glamorgan Housing Strategy Officer	<p>The response states, that they would expect to see the provision of 35% affordable homes, in this case that equates to 105 units.</p> <p>The local need for the St Athan & Llantwit Major Wards suggest the following demand for affordable homes:</p> <table border="1"> <thead> <tr> <th></th> <th>St Athan</th> <th>Llantwit Major</th> </tr> </thead> <tbody> <tr> <td>1 Bed Need</td> <td>46</td> <td>141</td> </tr> <tr> <td>2 Bed Need</td> <td>33</td> <td>97</td> </tr> <tr> <td>3 Bed Need</td> <td>21</td> <td>43</td> </tr> <tr> <td>4+ Bed Need</td> <td>3</td> <td>6</td> </tr> <tr> <td>Total</td> <td>105</td> <td>287</td> </tr> </tbody> </table> <p>In terms of tenure, the following housing mix has been identified on a 70/30% tenure mix in favour of social rented units:</p> <p>74 Social Rented:</p> <ul style="list-style-type: none"> • 30no. one bed flats with own entrances • 26no. two bed houses • 15no. 3 bed houses • 3no. 4 bed houses <p>31 Intermediate:</p> <ul style="list-style-type: none"> • 21no. two bed houses • 10no. three bed houses <p>These should be pepper-potted throughout the site.</p>		St Athan	Llantwit Major	1 Bed Need	46	141	2 Bed Need	33	97	3 Bed Need	21	43	4+ Bed Need	3	6	Total	105	287	<p>The response is acknowledged, however as this is an outline application, such details of mix, tenure and integration of these units within the proposed development will be more suited to any reserved matters planning application.</p> <p>However, the current 'need' for St Athan & Llantwit Major Wards is duly noted.</p>
	St Athan	Llantwit Major																		
1 Bed Need	46	141																		
2 Bed Need	33	97																		
3 Bed Need	21	43																		
4+ Bed Need	3	6																		
Total	105	287																		
Vale of Glamorgan	No Response received.	N/A																		

Landscape Officer	<p>Concerns raised in regard to:</p> <ul style="list-style-type: none"> a) Access to the site from already constrained single carriageway / single lanes; b) Lack of public transport to cater for new residents; c) Increase in road users will increase traffic congestion; d) Needs of walkers and cyclists have not been taken into consideration. 	<p>The Transport Assessment demonstrates that:</p> <ul style="list-style-type: none"> a) Three accesses are proposed in order to maximize penetration into the site and spread the load of traffic so that it is not focused on one location. The Transport Assessment confirms that this access arrangement is acceptable in highway terms and also respects ecological, landscape and other constraints. b) The nearest bus stops to the site are located at Pinewood Square on Eglwys Brewis Road. They are some 350m from the application site. There are also the East Camp bus stops located on Cowbridge Road, some 300m south of the site. The same bus services call at both Pinewood Square and East Camp stops. 46 buses leave from these stops per day, Monday to Friday, with 23 on Saturday and 9 on Sunday. Llantwit Major railway station is located some 5km from the application site. On Mondays to Saturdays there is an hourly service westbound to Bridgend and hourly service eastbound to Cardiff. On Sundays services in each direction run once every 2 hours. c) The Transport Assessment confirms that the surrounding road network remains comfortably within its capacity following any increase in road usage as a result of the development. d) It is proposed that the existing footway on the western side of Cowbridge Road, opposite the site, be upgraded to provide a shared pedestrian and cycle way in order to encourage active travel. Safe crossing facilities will be provided to link the site with this improved facility. The site layout has been designed so that the PROW crossing the site is retained either on its existing alignment or by making modest diversions to the route through the development.
Natural Resources Wales	<p>Initial concerns are raised on the following matters:</p> <ul style="list-style-type: none"> 1) <u>Dormice, Grey & Crested Newts</u> <p>Further information should be provided to demonstrate that the proposal will not be detrimental to the maintenance of the favourable conservation status of Dormice and Great Crested Newts.</p>	<ul style="list-style-type: none"> 1) Dormouse Surveys are currently being undertaken at the site and a report will be submitted as part of the application. <p>GCN have been assessed and commentary has been provided within the extended phase 1 habitat survey. Our ecology consultants confirm that GCN are known to be present within the wider area - around the western</p>

	<p>2) <u>Foul Drainage</u></p> <p>Confirmation on how foul sewage will be disposed from the proposed development.</p>	<p>end of the St Athan camp boundary, some 900m from the survey area. Their view is that as there are no potential breeding ponds within the site boundary and that the nearest suitable ponds are to the western side of the St Athan camp it is unlikely that the development of the site will have an impact on the favourable conservation status of GCN. Accordingly, the Extended Phase 1 Report states:</p> <p>“The distance between known populations and the absence of any suitable breeding habitat means that it is highly unlikely that the species is present within the site boundary and no further survey work for great crested newt is considered necessary. Overall the site is considered to be of low to moderate ecological value with specific regard to amphibian species.”</p> <p>It is acknowledged that GCN do use hedgerows as terrestrial habitats outside the breeding season and in particular are often found deep in hedge bases and rubble piles during hibernation. Again as discussed, the plans for the site do not include large scale removal of hedgerows the proposals are unlikely to have a significant impact of GCN. Further to this, no GCN were found under any of the reptile refugia during the reptile specific survey. In areas where GCN are present it is common for them to turn up during a reptile survey. But not in this case.</p> <p>It is always possible in an area where GCN are present i.e. St Athan that individuals could turn up on site. However, at this stage our ecologists do not think any of the works as proposed would require an NRW licence to disturb GCN. It may be necessary, depending on the view of the County Ecologist, for a method statement to be produced highlighting measure to protect GCN. These may include a watching brief for hedgerow, scrub and debris removal. As reptiles have been found exclusion fencing will be required for the reptile issue and this can also form part of any GCN strategy if it becomes necessary.</p>
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		<p>Further correspondence to NRW has been sent, seeking their confirmation and agreement that this information is satisfactory.</p> <p>2) DCWW have confirmed that foul drainage can be accommodated in the existing adopted system. Further details are provided in the Drainage Report.</p>
Vale of Glamorgan Pollution Control Officer	No Response received.	N/A
Vale of Glamorgan Public Right of way Officer	<p>Response states that the public right of way (PROW) should be preserved, set into a green corridor and active travel requirements should be given consideration.</p> <p>Materials should not be stored upon the PROW nor should any barrier / obstruction should be placed across the PROW without a correct TRO or legal diversion or stopping up order allowed.</p> <p>The full email response is enclosed.</p>	<p>As per the illustrative masterplan, the diverted route of the footpath will be marginal. The proposed route will also maintain the existing access to the site and will be routed through the P.O.S provision – through a green corridor. The route will also exist the site via the current egress route.</p>
South Wales Police	No Response received.	N/A
St Athan Community Council	<p>Council members will be objecting to any planning application at this site, in line with the objections we have already raised during the LDP process and at the recent Planning Inspectors review for site MG2(5).</p> <p>In summary, the objections raised relate to the following:</p> <ul style="list-style-type: none"> • The proposed northern access road is not required • Loss of greenfield land • Loss of biodiversity and ecology • Proposal is prone to flooding • Questions the level and need for housing within the area to support the proposed Aerospace Business Park Enterprise Zone • No viable business plan to support the need for the Aerospace Business Park • Lack of/ Pressure on existing local services and facilities including schools, dentists and doctors to support additional development • Poor public transport provision • Challenges the Vale of Glamorgan's housing need for the LDP • Promotes Llandow as an alternative location for housing. 	<p>The majority of these therefore relate to the principle of development in the area generally – we consider the principle of development to be found acceptable by the Vale of Glamorgan Council due to the site's allocation within the emerging LDP.</p>

Vale of Glamorgan Highways and Transportation Officer	No Response received.	N/A
Wales & West Utilities	No objection stated, Wales & West Utilities has pipes in the area. The apparatus may be affected and at risk during construction works.	Should the planning application be approved then contact will be made to discuss requirements in detail before any works commence on site.
St Athan Ward Councillor	No Response received.	N/A
Vale of Glamorgan Waste Management Officer	No Response received.	N/A
Western Power	No Response received.	N/A
The Wildlife Trust	No Response received.	N/A

Additional Consultation

- 4.8 As aforementioned, a consultation event was held at 'The Gathering Place', St Athan, on Wednesday 2nd November 2016, from 3pm – 7pm. A register was taken at the event, where 20 local residents signed to show their attendance. This attendance sheet is enclosed within **Appendix G**, with personal information redacted.
- 4.9 The event consisted of members from Edenstone Homes Ltd and Geraint John Planning Ltd being present to discuss the proposals and any queries raised with local residents. A consultation event is not a formal requirement under the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, although the applicant felt that it would be beneficial to ensure that the community was fully consulted.



Picture of Consultation Event Material at the Gathering Place, St Athan

- 4.10 Furthermore, the applicant has taken into consideration all of the comments received where possible. It should be noted that Natural Resources Wales did not respond within the specified time period in the relevant notice. NRW did confirm they would respond but after the consultation period technically ceased. The applicant has taken NRW's comments on-board even though there is no requirement for the applicant to consider comments received after the period specified, as outlined in paragraph 30 of Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

5.0 SUMMARY AND CONCLUSIONS

- 5.1 This PAC Report provides a copy of the relevant notices, a summary of responses from consultees including neighbours, community consultees and specialist consultees and how these responses have been taken into consideration.
- 5.2 Further to the pre-application exercise and holding a consultation event, 9 specialist consultees have responded and 4 local residents have formally submitted their representations.
- 5.3 All comments have been duly noted, and specific actions have been undertaken in relation to the following matters:
- The comments received by DCWW & NRW have been specifically addressed with the Flood & Drainage report being updated to confirm the amended proposed connection of foul sewage to the connection point in Cowbridge Road.
 - In light of NRW's comments, further correspondence has been submitted justifying the reasons for not surveying Great Crested Newts, we currently await NRW's feedback on this. Furthermore, a Dormouse survey has been instructed and a report is to be submitted with the formal planning application.
 - Further to GGAT's response, caution will be taken where positioning the children's play area and provision of new planting in context to the proposed archaeological buffer zones, to make sure foundations and growing roots do not damage the archaeological remains found on site.
- 5.4 In conclusion, this report documents the way in which the Applicant has addressed the PAC requirements outlined within the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is accordingly requested that the Local Planning Authority consider the content of this report in the processing, validation and assessment of the planning application.

Appendix A Copies of the site notice, owners/occupiers of adjoining land and community consultees (Schedule 1B) (English and Welsh)

SCHEDULE 1 Article 4 (4)

Pre-application notices

SCHEDULE 1 B Articles 2C & 2D

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR
PLANNING PERMISSION**

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLES 2C AND 2D**

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority (LPA). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at *Land off Cowbridge Road, Eglwys Brewis, St Athan.*

I give notice that *Edenstone Homes Ltd.*

is intending to apply for planning permission for: *Residential Development circa 300 units, and associated works including the provision of public open space and strategic access points.*

You may inspect copies of:

- The proposed application
- The plans; and
- Other supporting documents

Online at <http://www.geraintjohnplanning.co.uk/current-consultations/> and computer facilities are available to view this information online at *St Athan Library, The Old Primary School, Church Lane, CF62 4PL between the hours of 9.30am – 12.30pm (Tuesday), 2.00pm – 6.00pm (Thursday) and 9.30am – 12.30 pm (Saturday).*

In addition, there will be a Consultation Event held at the Gathering Place, Flemingston Road, St Athan CF62 4JH, on Wednesday 2nd November 2016 from 3pm until 7pm.

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at consultations@gjplanning.co.uk or *Geraint John Planning Ltd, 33 Cathedral Road, Cardiff, CF11 9HB.* All correspondence should quote the scheme name: *Land off Cowbridge Road, Eglwys Brewis, St Athan.*

By: 14 November 2016

Signed:



Date: 18/10/2016

ATODLEN 1 Erthygl 4 (4)

Hysbysiadau cyn-ymgeisio

ATODLEN 1B Erthyglau 2C a 2D

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig yn *tir oddi ar heol y bont-faen, Eglwys Brewis, Sain Tathan*

Rwyf yn hysbysu bod *Edenstone Homes Ltd.*

yn bwriadu gwneud cais am ganiatâd cynllunio i: *Datblygiad Preswyl tua 300 o unedau, a gwaith cysylltiedig gan gynnwys darparu manau agored cyhoeddus a phwyntiau mynediad strategol.*

Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

ar-lein yn <http://www.geraintjohnplanning.co.uk/current-consultations/> ac mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn *sain tathan llyfrgell, hen ysgol gynradd, lôn eglwys* rhwng yr oriau *9.30am – 12.30pm (Dydd Mawrth), 2.00pm – 6.00pm (Dydd Iau) and 9.30am – 12.30 pm (Dydd Sadwrn).*

Yn ogystal â hyn, bydd Digwyddiad Ymgynghorol a gynhaliwyd yn y Gathering Place, Heol Flemingston, Sain Tathan CF62 4JH, ar ddydd Mercher 2 Tachwedd, 2016 o 3pm tan 7pm.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn consultations@gjplanning.co.uk neu *Geraint John Planning Ltd, 33 Cathedral Road, Caerdydd, CF11 9HB.* dylai pob gohebiaeth defnyddio'r enw'r cynllun *tir oddi ar heol y bont-faen Eglwys Brewis, Sain Tathan.*

Erbyn: 14 Tachwedd 2016

Llofnod:



Dyddiad: 18/10/2016

Appendix B List of addresses of the owners and occupiers of adjoining land provided with Notice

Address	Number
Tintern Close	1-7
Celyn Close	1-8
Ebbw Close	1-10
Aled Way	3-5
Clwyd Close	5-11
Sycamore Avenue	10-14
Ash Lane	18-24
The Gathering Place	-
MOD St Athan	-
The Spar / Premier Stores	-

Appendix C Copies of the notices sent to specialist consultees (Schedule 1C) (English and Welsh)

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLE 2D

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at *Land off Cowbridge Road, Eglwys Brewis, St Athan.*

I give notice that *Edenstone Homes Ltd.*

is intending to apply for planning permission for *Residential Development circa 300 units, and associated works including the provision of public open space and strategic access points.*

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at www.geraintjohnplanning.co.uk/current-consultations/

In addition, there will be a Consultation Event held at the Gathering Place, Flemingston Road, St Athan CF62 4JH, on Wednesday 2nd November 2016 from 3pm until 7pm.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to consultations@gjplanning.co.uk by 14 November 2016.

Signed:



Date: 18/10/2016

ATODLEN 1C Erthygl 2D

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

HYSBYSIAD O DAN ERTHYGL 2D

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cynymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad arfaethedig yn *tir oddi ar heol y bont-faen, Eglwys Brewis, Sain Tathan*

Rwyf yn hysbysu bod *Edenstone Homes Ltd.*

yn bwriadu gwneud cais am ganiatâd cynllunio i: *Datblygiad Preswyl tua 300 o unedau, a gwaith cysylltiedig gan gynnwys darparu manau agored cyhoeddus a phwyntiau mynediad strategol.*

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein yn <http://www.geraintjohnplanning.co.uk/current-consultations/>

Yn ogystal â hyn, bydd Digwyddiad Ymgynghorol a gynhaliwyd yn y Gathering Place, Heol Flemingston, Sain Tathan CF62 4JH, ar ddydd Mercher 2 Tachwedd, 2016 o 3pm tan 7pm.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at consultations@gjplanning.co.uk erbyn 14 Tachwedd 2016.

Llofnod:



Dyddiad: 18/10/2016

Appendix D Copies of responses from owners and occupiers of adjoining land

1)

Hi there

While I am keen to see new homes during this housing crisis, I and the residents of my ward have concerns of the proposed area being developed for housing.

The access to the site is very limited and roads in St Athan are already constrained to a single carriageway or single lane-ways. Can you let us know what solution is being explored to allow such a large number of houses at this location?

Currently, the images in the documents do not accurately represent the "existing site". They neglect the area most used by the public for a wide variety of accesses and activities, including a large number of trees near the play park and church. Additionally it would seem not all the images are recent, some dated 2015.

By placing houses in this location, it will increase the need to travel, especially by private car. This does not seem to have been considered at all as the new development is not located where there is good access by public transport and walking is especially difficult as the roads often do not have any pavements, there has already been a death on the neighbouring road due to someone attempting to walk up it.

The needs of walkers and cyclists has not been taken into consideration and with the steady increase of private car use this site is simply not sustainable and will be a heavy burden on the surrounding area and properties.

My council has already pointed out fundamental flaws in how the number of houses has been calculated for St Athan and I hope this advice will be given serious consideration.

Best

Dr David A Giddens

2)

Thanks firstly for your time yesterday.

I would like to expand formally to your recent consultation for the development prior to a formal submission to planning:

1. The existing hedgerow located along Cowbridge Road has been reported to have little value necessary for its retention. This hedgerow together with the existing trees in and surrounding the site (regardless of value) offer natural screening for the development as you look across and beyond the site towards Fferingston.

These established and thriving green features contribute significantly towards the special landscape value of the site. Retention of these features offer natural boundary protection / definition to the development whilst offering natural and attractive screening for neighbouring or overlooking properties. The living habitat screening would allow the development to reside in more comfortably with the natural contours of the site. This type of boundary treatment is also in keeping with the adjacent housing developments in the immediate vicinity of the site.

This feature should in no way be exchanged for low scale, new planting nor compromised as a result of the new development.

2. From the rear of my property (at no great distance from the proposed development), I currently have minimal light pollution between dusk and dawn. The street lighting locally is currently functioning on timers and the fittings slowly being upgraded to downward facing LED fittings. They are also installed on reduced height columns so that the light spill is minimal and suitable for a village setting. This is incredibly important. In order to prevent light pollution spilling into the neighbouring areas, it is essential that the development is installed with reduced height columns, downward LED fittings which are controlled on a timer.

3. As mentioned in the D&AS, the majority of neighbouring properties are 2 storey. Large apartment blocks or local buildings of a 3 storey nature are completely out of character with the neighbouring context and this must be reconsidered.

There are many aspects of the LDP contents which I (in particular) and other residents would question. The proposals within the LDP document are tenuous despite best intentions e.g. reduced transport links to secondary schools, school capacities, population modelling, 30% affordable housing, business enterprise zones etc. I acknowledge these issues are not relevant to your current consultation but hope you understood from our discussion yesterday that they are important factors to consider for the future residents and the villages success long term.

Karyn Williams

3)

Your Name

Donna Pennington

Email

[REDACTED]

Comment

Is there a need for these additional house with the amount of vacant properties in the local area?

Scheme Name

value1Land at Cowbridge Road, Eglwys Brewis, St Athan

LAND OFF COWBRIDGE ROAD, EGLWYS BREWIS, ST ATHAN COMMENTS FORM



PROPOSED RESIDENTIAL DEVELOPMENT

Summary

The proposal is to develop the site for a residential development of circa 300 units and associated works including the provision of public open space and strategic access points.

Please complete this form and drop it into the box provided

We want to hear your views on our proposals for the development of the land off Cowbridge Road, St Athan:

1. Do you support the principle of residential development on the site? Yes No Unsure
2. Do you support Edenstone Homes' proposals for the site? Yes No Unsure

Your Comments:

Concerns regarding the potential increase in traffic and the impact upon the nearby small village of Flemington. Residents may seek to find a quicker, alternative route across the rural Vale to the A48. Flemington is a quiet village in a conservation area and this would cause disruption to that environment and drivers not taking heed of speed restrictions. The impact upon limited services - schools, shops, doctor's and dentists. Schools in the area are already at capacity. Public transport links are already lacking, services such as buses to the rural Vale already having been cut. The loss of 'green space' in the rural Vale and the future impact upon the environment. Alternative 'brown field' sites should be considered.

For record keeping purposes, please could you supply your:

House Number: 5
Postcode: CF62 4QH

Thank You!

Please place your completed feedback form in the box. Forms can also be returned by post to Geraint John Planning Ltd, 33 Cathedral Rd, Cardiff, CF11 9HB, or by email to Consultations@gjplanning.co.uk - quoting the scheme: Land at Cowbridge Road, Eglwys Brewis, St Athan.

Copies of the proposed application plans and other supporting documents are also available to view online at: <http://www.geraintjohnplanning.co.uk/current-consultations/>

LAND OFF COWBRIDGE ROAD, EGLWYS BREWIS, ST ATHAN COMMENTS FORM



PROPOSED RESIDENTIAL DEVELOPMENT

Summary

The proposal is to develop the site for a residential development of circa 300 units and associated works including the provision of public open space and strategic access points.

Please complete this form and drop it into the box provided

We want to hear your views on our proposals for the development of the land off Cowbridge Road, St Athan:

1. Do you support the principle of residential development on the site? Yes No Unsure
2. Do you support Edenstone Homes' proposals for the site? Yes No Unsure

Your Comments: *Why build more houses! Of course Attn starts a coming to St. Athan, they are the only ones who will be able to afford these kind of houses. You are planning to make St. Athan into a small town. Why? The buses are sporadic, the roads won't resurfacing. There are no amenities - one shop & Post Office. So everyone will want to own a car, more traffic on our windy roads, they will not shop locally, but in Cardiff. There is nothing in this area for young people in below 50 yrs of age. I am a pensioner, worried about what is going to happen to my grandchildren in the future. But there again, my opinion won't matter. The powers that be have decided & that's that! But they don't have to live here.*

For record keeping purposes, please could you supply your:

House Number: 3
Postcode: CF62 4SH

Thank You!

Please place your completed feedback form in the box. Forms can also be returned by post to Geraint John Planning Ltd, 33 Cathedral Rd, Cardiff, CF11 9HB, or by email to Consultations@gjplanning.co.uk - quoting the scheme: Land at Cowbridge Road, Eglwys Brewis, St Athan.

Copies of the proposed application plans and other supporting documents are also available to view online at: <http://www.geraintjohnplanning.co.uk/current-consultations/>

Appendix E Copies of specialist consultee responses

Public Right of Way

Dear Sir,

Public Right of Way No.1 Eglwys Brevis (status – Footpath) crosses the proposed development.

The Public Right of Way should be preserved and set into a green corridor where possible and consideration should be given to the requirements of Active Travel. If it is necessary to move the public right of way a legal diversion or stopping-up order must be obtained, confirmed and implemented prior to any development affecting the public right of way taking place.

The public right of way must be kept open and available for safe use by the public at all times; no barriers, structures or any other obstructions should be placed across the legal alignment of the path.

No adverse effect should result to the Public Right of Way, the applicant should ensure that materials are not stored on the public right of way and that any damage to the surface as a result of the development is made good at their own expense.

Should the Public Right of Way require temporary closure to assist in facilitating works an order should be sought under the Road Traffic Regulation Act 1984. Temporary closure should not be sought in order to allow construction of permanent obstructions.

The Public Rights of Way Section would welcome the opportunity to discuss the proposal and its impact upon the public right of way.

Sandra Thomas
On behalf of Gwyn Teague
Public Rights of Way Officer

Sandra Thomas
Public Rights of Way Assistant / Dynorthwydd Haulias Traenw Cyhoeddus
Regeneration and Planning / Adfywio a Chylltalo
Valle of Glamorgan Council / Cyngor Bro Morgannwg

GGAT

Dear Lolo,

Many thanks for the pre-application enquiry and associated documentation. We note the associated Heritage Assessment (CDP2016_01C) and Evaluation report (Report no. 2894). Whilst the document concludes that there is no reason to believe or expect that the site will contain archaeological remains of such significance that they would require preservation in situ, the evaluation recorded two ring ditches, likely late Neolithic or Bronze Age in date, one of which is certainly associated with cremation burials. There is a further possible ring ditch in the form of a crop mark in a field immediately to the northwest of the site and such a grouping is indicative of a wider funerary landscape, particularly considering the ongoing excavations at St John's Well, to the south.

We would suggest that such remains should be preserved in situ and note that the rectangles indicate their position as green spaces, with a 10m buffer zone around the monument, such an approach is entirely appropriate, although it is currently proposed that children play areas partially encroach into the buffer zone and newly planted trees are indicated on the periphery of the buffer zones. Any ground intrusion works associated with the play area should be avoided in the buffer zone, similarly the planting of trees in the buffer zone should also be avoided as their roots can cause significant damage to archaeological remains in the long term.

Should a similar application to the one you have indicated be submitted, we would not require any further pre-determination works, rather due to the potential of encountering additional archaeological material, we would likely recommend a condition be attached requiring an archaeological written scheme of investigation (WSI) to be prepared. The WSI would detail the methodology for an archaeological watching brief during the construction phase, with sufficient contingencies should additional remains be encountered.

Should you have any further queries or comments, please get in touch.

Regards,

Rob

Rob Denning BSc MCFR
Archaeological Planning Officer
Glamorgan-Gwent Archaeological Trust Ltd

Edenstone Homes Ltd
Land Off Cowbridge Road, St Athan
Pre Application Consultation Report

November 2016

Appendix

St Athan Community Council

Hello

With regard to the current consultation that you are conducting with regard to 'Residential Development circa 300 units, and associated works including the provision of public open space and strategic access points' for at Land at Cowbridge Road, Eglwys Brwys, St Athan.

As Chairman of the St Athan Community Council I am writing to inform you that the Council members will be objecting to any planning application at this site, in line with the objections we have already raised during the LDP process and at the recent Planning Inspectors review for site MG2(5), which is related to your proposal above.

Best regards

For St Athan Community Council
Cllr Ann Barnaby



Dwr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrwymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrwymru.com

Mr Geraint John
Geraint John Planning
33 Cathedral Road
Cardiff
CF11 9HB

Date: 24/10/2016
Our Ref: PPA0001662

Dear Mr John

Grid Ref: 301247 169467

Site Address: Land off Cowbridge Road Eglwys Brewis
Development: 2D - Residential Developments - 300 Units

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 20th October 2016, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

SEWERAGE

The sewerage system within the vicinity of your proposed development is generally of a separate type.

The discharge of foul flows only from the proposed development of 300 dwellings can be accommodated within the 225mm public foul sewerage system downstream of manhole ST01694001 located in Cowbridge Road.

If you would like a point of connection closer to the proposed development site, then it will be necessary for a hydraulic modelling assessment to be undertaken on the public sewerage system. The conclusion of this study will determine the connection point and / or any improvement works required.

The costs for undertaking this study must be paid for by the developer. For you to obtain a quotation for the hydraulic modelling assessment, we will require a fee of £250 + VAT to engage our consultants, this fee is non refundable.



Welsh Water is owned by Glas Cymru - a 'not-for-profit' company.
Mae Dwr Cymru yn eiddo i Glas Cymru - cwmni 'nid-ai-elw'.

We welcome correspondence in
Welsh and English

Dwr Cymru Cyl, a limited company registered in
Wales no 3366777. Registered office: Pantays Road,
Nelson, Treherber, Mid Glamorgan CF46 8LY

Byddim yn croeso i gyswllt yn yr
Cymraeg neu yn Saesneg

Dwr Cymru Cyl, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 3366777. Swyddfa gofrestrdedig: Heol Pantays
Nelson, Treherber, Morgannwg Ganol CF46 8LY.

With reference to the surface water flows from the proposed development, you are required to fully exhaust all technical options outlined under Sections 3.2 and 3.4 of Part H of the publication 'Building Regulations 2000; Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority and/or the Environment Agency. Discharge of surface water to the public sewer is only to be made as a last resort.

Other methods of SUDS must also be investigated. SUDS is an approach to managing surface water run-off which seeks to imitate natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including green roofs, rainwater harvesting, permeable pavements, etc. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

The variety of SUDS techniques available means that virtually any development should be able to include a scheme based around these principles. Good justification would be required not to incorporate a SUDS scheme on the site.

Please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

If any onsite or offsite sewers are to be offered for adoption they must be constructed to conform with the publication "Sewers for Adoption"- 7th Edition.

If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Developer Services on 0800 917 2652.

The Welsh Government have introduced new legislation that will make it mandatory for all developers who wish to communicate with the public sewerage system to obtain an adoption agreement for their sewerage with Dwr Cymru Welsh Water (DCWW). Welsh Ministers Standards for the construction of sewerage apparatus and an agreement under Section 104 of the Water Industry Act (WIA) 1991 will need to be completed in advance of any authorisation to communicate with the public sewerage system under Section 106 WIA 1991 being granted by DCWW.

We have published information on the Welsh Ministers Standards which will be available for viewing on the Developer Services Section of our website - www.dwrcymru.com

Further information on the Welsh Ministers Standards can be found on the Welsh Government website - www.wales.gov.uk



SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

A water supply can be made available to service this proposed development. Initial indications are that a connection can be made from the 180mm diameter watermain in Flemingston Road. The cost of providing new on-site watermains can be calculated upon the receipt of detailed site layout plans which should be sent to the above address.

The proposed development is crossed by a 3 inch distribution watermain, the approximate position being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. I enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrwymru.com



Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.

glas
Glas Cymru Cyf

Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-eidd'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pantwyn Road,
Neboe, Treherria, Mid Glamorgan CF46 5L7

Fydym yn croeso i chi gyswrtio yn y
Cymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gahstru yng
Ngwynu rhif 2366777. Swyddfa gofrestrdedig: Heol Pantwyn
Neboe, Treherria, Morgannwg Ganol CF46 5L7.

PPA0001662

CONDITIONS FOR DEVELOPMENT NEAR WATER MAINS

Location: Land off Cowbridge Road, St Athan

Date: 24/10/16

The development of the site with our water main located as shown on the attached plan will involve certain conditions which must be strictly adhered to. These are:-

1. No structure is to be sited within a minimum distance of 3 metres from the centre line of the pipe. The pipeline must therefore be located and marked up accurately at an early stage so that the Developer or others understand clearly the limits to which they are confined with respect to the Company's apparatus. Arrangements can be made for Company staff to trace and peg out such water mains on request of the Developer.
2. Adequate precautions are to be taken to ensure the protection of the water main during the course of site development.
3. If heavy earthmoving machinery is to be employed, then the routes to be used in moving plant around the site should be clearly indicated. Suitable ramps or other protection will need to be provided to protect the water main from heavy plant.
4. The water main is to be kept free from all temporary buildings, building material and spoil heaps etc.
5. The existing ground cover on the water main should not be increased or decreased.
6. All chambers, covers, marker posts etc. are to be preserved in their present position.
7. Access to the Company's apparatus must be maintained at all times for inspection and maintenance purposes and must not be restricted in any way as a result of the development.
8. No work is to be carried out before this Company has approved the final plans and sections.

These are general conditions only and where appropriate, will be applied in conjunction with specific terms and conditions provided with our quotation and other associated documentation relating to this development.



Ministry of Defence

Luke Grattarola
Geraint John Planning
33 Cathedral Road
Cardiff
CF11 9HB

Defence Infrastructure Organisation

Safeguarding Department
Statutory & Offshore

Defence Infrastructure Organisation
Kingston Road
Sutton Coldfield
West Midlands
B75 7RL

Tel: +44 (0)121 311 2259 **Tel (MOD):** 94421 2259

Fax: +44 (0)121 311 2218

E-mail: DIO-safeguarding-statutory@mod.uk

www.mod.uk/DIO

03 November 2016

Planning Ref: 2016/01116/SC1
Our reference: 10037505

Dear Luke

MOD Safeguarding – MOD St Athan

Proposal: Proposed Residential Development Circa 300 Units, and associated works including the provision of public open space and strategic access points

Location: Land Off Cowbridge Road, Eglwys Brewis, St Athan

Grid Ref: 301245, 169466

Thank you for consulting the Ministry of Defence (MOD) on the above proposed development which was received by this office on 18/10/16. I can confirm that the MOD has no safeguarding objections to this proposal.

I trust this is clear however should you have any questions please do not hesitate to contact me.

Yours sincerely

Debbie Baker

MEMORANDUM / COFNOD

The Vale of Glamorgan Council



To / I:	Geraint John Planning
Dept / Adran:	Geraint John Planning 33 Cathedral Road Cardiff
Date / Dyddiad:	21 October 2016
Your Ref / Eich	
Cyf:	

From /Oddi Wrth:	Kelly Davies Rural Housing Enabler Housing Strategy Civic Offices Barry
Tel / Ffôn:	██████████
Fax / Ffacs:	

Subject:	Planning Consultation Response
Planning Application No.	
Location:	Land Off Cowbridge Road, Eglwys Brewis, St Athan
Proposal:	Outline Application for Proposed Residential Development Circa 300 Units, and associated works including the provision of public open space and strategic access points.

Thank you for asking Housing Strategy to consult on this pre-application.

As this proposal constitutes a net gain of 300 units, under the thresholds set by the draft Supplementary Planning Guidance for the provision of affordable housing we would expect to see provision of 35% affordable homes. In this case that equates to 105 units of affordable housing.

There is a demonstrated need for additional affordable housing in the Vale of Glamorgan, as evidenced by the 2015 Local Housing Market Assessment (LHMA) which determined that 559 additional affordable housing units were required each year to meet housing need in the area.

In addition to this research, the Homes4U waiting list, which provides the most accurate and up to date picture of local need, shows there is considerable current need in the St Athan Ward, and the immediate neighbouring ward of Llantwit major with 392 people requiring:

	St Athan	Llantwit Major
1 Bed Need	46	141
2 Bed Need	33	97
3 Bed Need	21	43
4+ Bed Need	3	6
Total	105	287

It is also worth noting, that in the rural areas of the Vale, housing need is often hidden until a development is proposed, at which time we engage with the local community and community council to encourage households that are in need to make themselves known to us and sign up to the Homes4U and Aspire2Own waiting lists.

Based on the above and in accordance with the draft LDP Supplementary Guidance, we would be seeking 35% affordable housing with a 70/30% tenure mix in favour of social rented units. Based on 300 units the breakdown should be as follows:

74 Social Rented: 30no one bed flats with own entrances
 26no two bed houses
 15no 3 bed houses
 3no 4 bed houses

31 Intermediate: 21 two bed houses
 10 three bed houses

The affordable housing units should be pepper potted throughout the site to encourage community cohesion and integration.

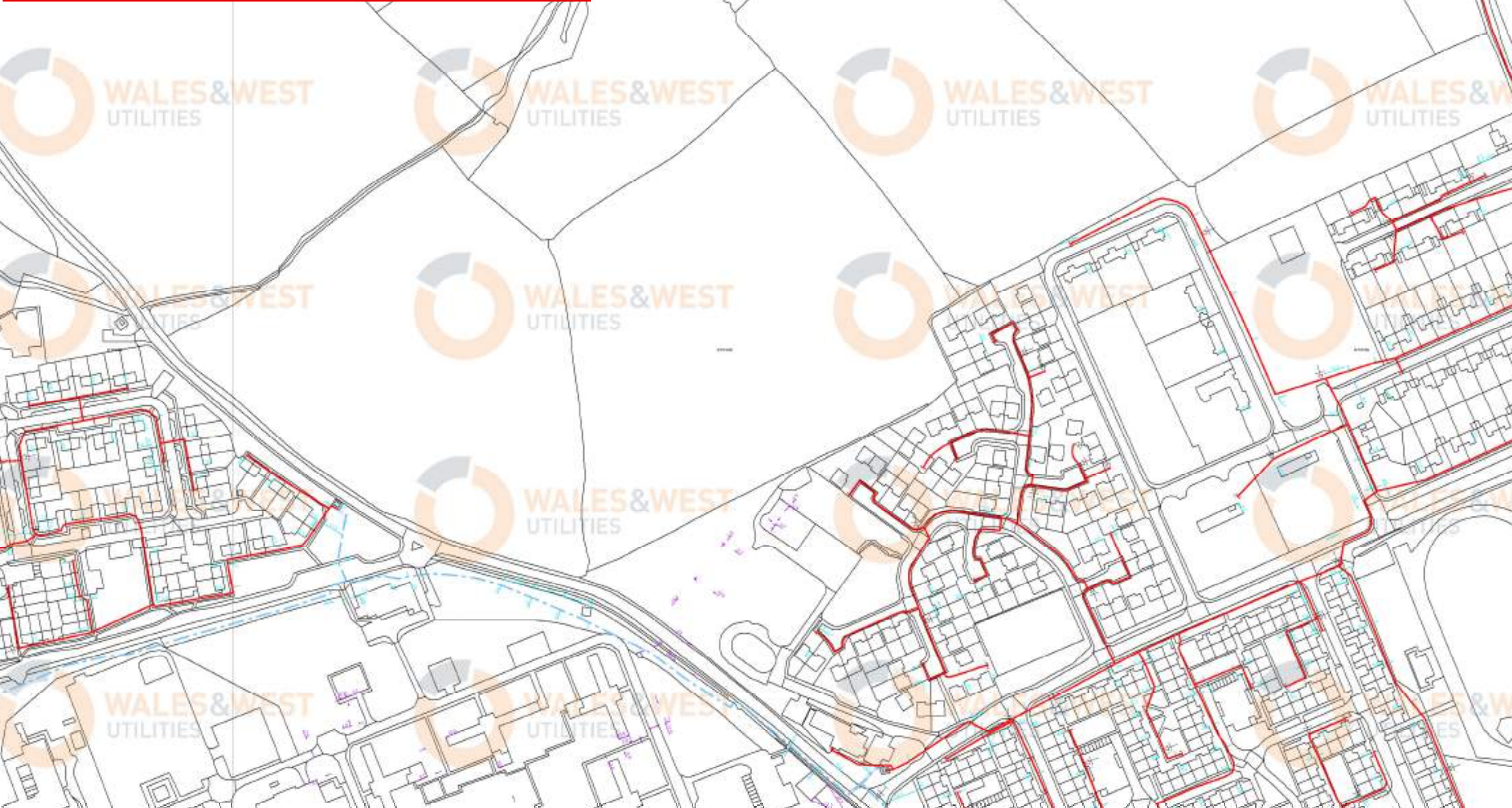
Affordable housing units must be DQR compliant.

Kelly Davies

Kelly Davies
Rural Enabling Officer
Visible and Housing Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg



Extreme caution. Major Accident Hazard Pressurised Gas Plant in Vicinity.
****RISK OF DEATH OR SERIOUS INJURY****
 Prior to excavation starting you must contact the plant protection team on 02920 278912.
Extreme caution. Major Accident Hazard Pipeline in Vicinity.
****RISK OF DEATH OR SERIOUS INJURY****
 Prior to excavation starting you must contact the plant protection team on 02920 278912.



Scale	1 : 2500@A3
User ID	Ryan.Barkway
Date	31/10/2016
Grid Ref:	Easting: 301340 Northing: 169481

Low Pressure	IGT/Other Polygon
Medium Pressure	Contact Zones
Intermediate Pressure	NTS Pipeline
High Pressure	

0 65 130 Meters

Some examples of Plant Names:
 Valve Depth of Cover Siphon Orifice Change Manhole Change

TITLE:

The plan shows those pipes owned by Wales & West Utilities (WU) in its role as a Licensed Gas Transporter (GT). The information shown on this plan is derived from historic information and may have involved re-scaling plans, and the accuracy of it cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. may not be shown but their presence should be anticipated. No warranties are therefore given in respect of it. WU its employees and contractors do not accept any liability for any inaccuracy or incompleteness in it.

You must use safe digging practices, in accordance with HS(G)47, to establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you or near gas apparatus. The information shown on this plan should not be used beyond 28 days from the date of issue of this plan as it is subject to updating.

The plan also provides indications of gas pipes owned by other GTs, or otherwise privately owned, which may be present in this area. This information is not information of WU and WU is unable to verify this information or to confirm whether it is accurate or complete. It is supplied voluntarily to assist the user in determining whether to make contact with other GTs or others. The user must obtain such information from the other GT or person concerned. WU, its employees and contractors do not accept any liability for this information or any inaccuracy or incompleteness in it.

Wales and West Utilities Ltd., Wales and West House, Spooner Close, Celtic Springs, Coedkernew, Newport, NP10 8FZ

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NRSA Response

Our Reference Number : 8150063323

Your Reference Number :



Wales & West House
Spooer Close
Celtic Springs
Coedkernew
Newport NP10 8FZ

www.wwutilities.co.uk

FAO:

Date :
Network Contact :
Telephone :
Fax :

Dear

Re: Planning Application

Wales & West Utilities acknowledge receipt of your notice received on , advising us of the planning application and proposals at:

We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of General Conditions for your guidance. This plan shows only those pipes owned by Wales & West Utilities in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's and also privately owned pipes may be present in this area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty and the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Wales & West Utilities, its agents or servants for any error or omission.

Wales & West Utilities has pipes in the area. Our apparatus may be affected and at risk during construction works. Should the planning application be approved then we require the promoter of these works to contact us directly to discuss our requirements in detail before any works commence on site. Should diversion works be required these will be fully chargeable.

You must not build over any of our plant or enclose our apparatus.

Please note that the plans are only valid for 28 days from the date of issue and updated plans must be requested before any work commences on site if this period has expired.

If you have any queries please contact on who will be happy to assist you.

24 hour gas escape number
Rhif 24 awr os bydd nwy yn gollwng

0800 111 999*

*calls will be recorded and may be monitored
caiff galwadau eu recordio a gellir eu monitro



BSL200

Wales & West Utilities Limited

Registered Office:
Wales & West House, Spooner Close, Coedkernew, Newport NP10 8FZ
Registered in England and Wales: No. 5046791

Yours sincerely

Wales & West Utilities

24 hour gas escape number
Rhif 24 awr os bydd nwy yn gollwng

0800 111 999*

*calls will be recorded and may be monitored
caiff galwadau eu recordio a gellir eu monitro



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GENERAL CONDITIONS TO BE OBSERVED FOR THE PROTECTION OF APPARATUS AND THE PREVENTION OF DISRUPTION TO GAS SUPPLIES.

General conditions affecting the design, construction or maintenance of services and/or structures or other works in the vicinity of Wales & West Utilities (WWU) plant, pipelines and associated installations:

These general conditions apply only to the gas apparatus and pipes operated by WWU. It is possible that there may be other gas transporters with apparatus in the vicinity; therefore you should ensure that you have made enquiries of them and have complied with their requirements.

1. GRAPHIC REPRESENTATION OF GAS MAINS

Any plans supplied or marked up by WWU will indicate the **APPROXIMATE** location of its apparatus. This information is provided as a general guide only; its accuracy cannot be guaranteed and is given without obligation or warranty. Service pipes are not shown but their presence should be anticipated. No liability whatsoever is accepted by WWU, its agents or servants for any error, omission, discrepancy or deviation. Plans on site should be current, i.e. no older than 28 days from the date of issue. Gas pipes owned by other Gas Transporters, or otherwise privately owned, may be present in this area (pink areas indicated on our plans). Information with regard to such pipes should be obtained from the relevant owners.

Should you require assistance on site locating WWU apparatus, please contact our Plant Protection Team on **02920 278912**.

2. METHODS OF WORKING

The following methods of work shall not normally be permitted within the limits of distance indicated (relative to the established pipe position). Any variances must have consent from WWU before works commence on site:

Mechanical Excavation	3m (1m for low pressure mains)	Hydraulic Testing	8 m
Piling / Pile removing / Boring	15m	Welding or other hot works*	15m
Directional Drill Operations	15m	Explosives	250m

* NOTE: Welding or other hot works involving naked flames shall be carried out at a safe distance to the satisfaction of a WWU Engineer. A check should be made prior to the commencement of works, to ensure a gas free atmosphere exists. It is also necessary to monitor the atmosphere at regular intervals for the duration of the works. In no case shall such activities take place in any Wales & West Utilities Easement without the written consent and in the presence of a WWU representative.

WWU must be consulted prior to carrying out any excavation work within **10m** of any above or below ground gas installations or pipeline. No excavation works may commence within **50m** of a High Pressure or Very High Pressure Pipeline unless the pipeline has been located by tracing and its precise route identified.

In addition to the above methods of working, WWU must be contacted prior to any External Wall Installation (EWI) schemes, proposed solar farms and wind turbine installations.

No work shall be undertaken near, nor heavy plant or equipment moved over, any gas pipeline or apparatus until all of the conditions specified by WWU have been complied with.

Where WWU have apparatus in the vicinity of your work, any damage to it could have serious consequences. In view of this and in the interests of safety, a meeting should be arranged before the commencement of work on site between WWU representatives, representatives of the promoting authority, the contractors and any other interested parties. At this meeting the suggested program of site works and plant safety should be discussed. It is essential that this meeting is convened well in advance of commencement on site. Access to WWU plant and facilities for inspection by WWU staff must not be affected. Where formal consent has been given, **A MINIMUM OF SEVEN DAYS NOTICE IS REQUIRED** before carrying out work in WWU easements, or the appropriate notice under the New Roads & Street Works Act (NRSWA) where existing plant is situated within the public highway.

Further guidance can also be sought from the document **HS(G)47 - Avoiding Danger from Underground Services** from the HSE website.

3. PROXIMITY OF OTHER PLANT

A minimum clearance of **600 millimetres (mm)** should be allowed between all plant being installed and an existing gas main operating above 2 bar medium pressure (MP), whether the adjacent plant is parallel to or crossing the gas pipe. For mains operating at MP or below, this distance can be reduced to 300mm. **NO APPARATUS SHOULD BE LAID OVER AND ALONG THE LINE OF A GAS PIPE, IRRESPECTIVE OF CLEARANCE.**

No manhole or chamber shall be built over or around a gas pipe and no work should be carried out which results in a reduction of cover or protection over a pipe without consultation with and the agreement of WWU staff.

24 hour gas escape number
Rhif 24 awr os bydd nwy yn gollwng

0800 111 999*

*calls will be recorded and may be monitored
caiff galwadau eu recordio a gellir eu monitro



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Registered in England and Wales: No. 5046791

4. PROTECTION

Where any works cross or run in close proximity to WWU apparatus, periodic visits must be made by a WWU engineer. His requests for protection or support to the apparatus shall be immediately observed.

Suitably designed crossing points are to be constructed to the satisfaction of a WWU Engineer. These crossing points shall be clearly indicated by the erection of bunting and crossings at other places should be prevented.

Backfill material adjacent to WWU apparatus shall be soft fill or sand, containing no stones, bricks, or lumps of concrete etc., placed to a minimum 150mm around the mains and is to be well compacted by hand. No power consolidation shall take place above the main until 300mm of soft fill has been compacted by hand.

5. DAMAGE TO COATINGS

Where a gas pipe is coated with special wrapping and this is damaged, even to a minor extent, WWU must be notified so that repairs can be made to prevent future corrosion and subsequent leakage. **WHERE MINOR DAMAGE TO COATING IS REPORTED TO WWU PRIOR TO BACKFILL, THE NECESSARY REPAIR WILL BE MADE FREE OF CHARGE.**

6. CATHODIC PROTECTION

Where WWU apparatus is cathodically protected either by sacrificial anode or impressed current systems and where new apparatus is to be laid and is to be similarly protected, WWU will require to carry out interaction tests to determine whether its own system is adversely affected. The cost of any mutually agreed remedial action will be recharged to the authority installing the new apparatus. If any bond wires, test leads etc., used in connection with cathodic protection systems are damaged or found to be in poor condition, broken or disconnected, WWU must be notified prior to backfilling so that a repair can be made.

7. HOT WORKS

Even when a gas free atmosphere exists care must be taken when carrying out hot works in close proximity to gas plant in order to ensure that no damage occurs. Particular care must be taken to avoid damage by heat or naked flames to plastic gas pipes or to the protective coatings on other pipes.

8. DEMOLITION

Live gas services must be disconnected **PRIOR** to demolishing any property, arrangements must be made for WWU to check for the presence of any live gas services.

9. TREE PLANTING

WWU must be contacted prior to all tree-planting works above or near our apparatus. Further information can then be made available.

10. DEEP EXCAVATIONS

Any work involving deep excavations (1.5m or more) will be subject to the "Model Consultative Procedure for Pipeline Construction involving Deep Excavations". This may require the diversion of WWU apparatus prior to the commencement of your works. Detailed plans and cross sections will be required in order to determine the effect of these works on WWU apparatus.

11. RENEWABLE ENERGY INSTALLATIONS

Wind Turbines - WWU must be advised of any planned development of wind turbines in the vicinity of an above 2 bar gas pipelines to ensure the development does not impact on the future safe operation of the pipeline. Industry guidance states that any wind turbine must be sited no closer than 1.5 times the proposed height of the turbine mast away from the nearest edge of the pipeline.

Solar Farms - WWU must be contacted regarding planned solar farms being considered in the vicinity of WWU gas pipelines.

EWI - WWU must be contacted regarding any EWI scheme to ensure the scheme does not impact upon WWU's apparatus.

12. LEAKAGE FROM GAS MAINS OR SERVICES

If damage or leakage is caused or an escape of gas is smelt or suspected the following action should be taken at once:

- Remove all personnel from the immediate vicinity of the escape.
- Inform the 24hr Gas Emergency Service on **0800 111 999**
- Prevent any approach by the public, prohibit smoking, and extinguish all naked flames or other sources of ignition for at least 15 metres from the leakage. Do not operate any electrical switches in the vicinity of the escape.
- Assist gas personnel, Police and/or Fire Services as requested.

**IN THE EVENT OF A LEAK, OBSERVE THE ABOVE BUT DO NOT ATTEMPT TO SEAL THE LEAK
REMEMBER - IF IN DOUBT; SEEK ADVICE FROM WWU**

24 hour gas escape number
Rhif 24 awr os bydd nwy yn gollwng

0800 111 999*

*calls will be recorded and may be monitored
caiff galwadau eu recordio a gellir eu monitro



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13. BUILDING PROXIMITIES

There are minimum proximity distances for buildings from WWU mains depending on both the operating pressure and the material of the main. Advice should be sought from WWU prior to building works taking place to confirm these distances. For High Pressure pipelines you must seek further guidance from the HSE and Local Authority Planning team regarding their PADHI distances regarding building proximities as these may be in addition to WWU proximity distances for a pipeline.

Temporary buildings should not be placed above any gas pipe or within 3.0 metres of mains operating above 75mbar (medium, intermediate and high pressure mains) during construction activities and in no circumstances should permanent structures be built over any pipe transporting gas.

14. SITE RESPONSIBILITIES

All costs incurred by WWU for the repair of direct or consequential damage to gas plant will be rechargeable (with the exception of paragraph 5). WWU reserves the right to divert any affected apparatus or alternatively specify suitable protection of its apparatus. If proved necessary during the course of site works, the cost of which will be chargeable.

The above requirements do not relieve you of the responsibility of taking all precautions necessary to safeguard the Company's plant and to avoid risk to persons and property. The persons for whom the works are being undertaken, their servants, agents and contractors shall indemnify WWU servants, agents and contractors against any loss, damage, expenses, claims and actions incurred or brought against Wales & West Utilities, its servants, agents and contractors in consequence of the provision of these works and activities associated therewith or ancillary thereto.

KEY TO MAPS

LP	Low Pressure	CI	Cast Iron
MP	Medium Pressure	SI	Spun Iron
IP	Intermediate Pressure	DI	Ductile Iron
HP	High Pressure	PE	Polyethylene
		ST	Steel

24 hour gas escape number
Rhif 24 awr os bydd nwy yn gollwng

0800 111 999*

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BSL200

Wales & West Utilities Limited

Registered Office:

Wales & West House, Spooner Close, Coedkernew, Newport NP10 8FZ
Registered in England and Wales: No. 5046791

FAO: Geraint John

Geraint John Planning
33 Cathedral Road
Cardiff
CF11 9HB

16 November 2016

Annwyl Syr/Madam / Dear Sir/Madam,

STATUTORY PRE-APPLICATION CONSULTATION – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) (AMENDMENT) ORDER 2016.

OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT CIRCA 300 UNITS, AND ASSOCIATED WORKS INCLUDING THE PROVISION OF PUBLIC OPEN SPACE AND STRATEGIC ACCESS POINTS AT LAND OFF COWBRIDGE ROAD, EGLWYS BREWIS, ST ATHAN.

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application, plans and other supporting documents on the 18 October 2016.

Based on the information submitted to us, we have significant concerns with the proposed development. On this basis, we would recommend to the local planning authority that they should only grant planning permission if the scheme can meet the following requirements and the conditions listed below are attached to the planning permission. Otherwise, we would object to this planning application.

REQUIREMENT 1 - Further information is required to demonstrate that the proposal will not be detrimental to the maintenance of the favourable conservation status of Dormice and Great Crested Newts (European Protected Species).

REQUIREMENT 2 – Confirmation on how foul sewage will be disposed from the proposed development.

CONDITION 1 - Lighting plan which confirms the light spill across the site and demonstrates how key wildlife corridors will be kept dark

CONDITION 2 – No development is located within the fluvial flood outlines of the Nant y Stepsau, as indicated in the Illustrative Masterplan (Drawing 1617)

Further detail on each requirement and condition is given below.

Requirement 1 - European Protected Species

We note that the application site was subject to an Extended Phase 1 Habitat Survey Report (August 2016). Table 2 of the report sets out details of required surveys. One of these is a dormouse survey. We are aware of dormouse and great crested newts (GCN) being recorded in the local area.

Therefore, at this stage, we cannot rule out unacceptable effects from the development upon both species.

Further surveys should be carried out by a suitably qualified, experienced and licensing ecologist following published guidance. If you do not propose on undertaking any further surveys then you must demonstrate to the satisfaction of the LPA that the proposal will not be detrimental to the favourable conservation status of Dormice and GCN.

Please note, if further information is provided to satisfy the above, it may then be necessary to request from the LPA further conditions to avoid / mitigate any environmental effects.

Condition 1 – European Protected Species

Sensitive lighting of the site will be crucial to ensure wildlife corridors will be kept dark, for example the riparian watercourse corridor, retained hedgerows, bat roosts and key flightpaths to them. You may wish to submit this with any future planning application, if not we would ask for a suitably worded condition to be secured through any permission granted.

Requirement 2 - Foul Drainage

We note the planning application form states that foul sewage will be disposed via a private treatment plant. The Drainage Constraints plan (referenced 16156-SK100) in Appendix F of the Flood and Drainage Statement indicates a modular treatment tank system for all development foul water, which will be discharged into the Nant y Stepsau.

However section 5 of the Flood and Drainage Statement states that DCWW have accepted a connection to their network for foul drainage.

The means of disposal of foul sewage needs to be clear. Welsh Office Circular 10/99 on non-mains drainage stresses that the first presumption must be to provide a system of foul drainage discharging into a public sewer.

If your proposal intends to dispose of foul sewage via non-mains drainage we are likely to require further information. If this is the case, we recommend you contact us before submitting formally for further advice.

Condition 2 - Flood Risk

A small part of the application site lies within Zone C2 as defined by the Development Advice Map (DAM) referred to in Technical Advice Note 15: Development and Flood Risk (TAN15). Our flood map, which is updated on a quarterly basis, confirms the site to be partially in the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the Nant y Stepsau, which is designated a main river.

We note your Flood and Drainage Statement prepared by Shear Design, dated September 2016 (16156.D101). Section 4 states that there is a “strip of land along the Nant-y-Stepsau river to the North West that lies within Zone C2 and is considered to be a medium/high risk of flooding...all residential development on site will be outside of this area”. The Statement has provided copies of our flood map.

We note from the submitted ‘Drawing 1617 – Illustrative Masterplan’ that there is no development proposed within the flood outlines. We would expect this to be secured through any planning permission granted. If the scheme is modified and any development, including the attenuation pond, is proposed within the flood outline we would require a flood consequences assessment. This would need to demonstrate that the development is acceptable in line with TAN15 criteria.

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

You should be advised that, in addition to planning permission, it is your responsibility to ensure all other permits/consents relevant to the development are secured

If you have any further queries, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Lindy Barratt

Ymgynghorydd Cynllunio Datblygu/ Development Planning Advisor
Cyfoeth Naturiol Cymru / Natural Resources Wales

Appendix F Site Notice Photographs



Appendix G Consultation Event Attendance Register

LAND OFF COWBRIDGE ROAD,
 EGLWYS BREWIS, ST ATHAN
 ATTENDANCE FORM



	NAME	POST CODE	SIGNED
1	DONNA MORGAN	CF62 4JF	
2	JACQUILINE LOUGHER	CF62 4LW	
3	JANIS WILLIAMS	CF62 4SH	
4	GORDON BROOMFIELD	CF11 2XT	
5	IAN QUINN	CF61 1AA	
6	E HOUSWORTH	CF62 4JU	
7	PHILIP MORGAN	CF71 7DP	
8	M G COLMETH	CF62 4JL2	
9	K. WILLIAMS	CF62 4	
10	J MITCHELL	CF62	
12	Cherrill BARRETT	CF62 4QH	
11	KERRY BARRETT	CF62 4QH	
13	NICK PURSOY	CF62 4JU	
14	TRACEY + DAVID COUCH	CF62 4JU	
15	Sue Bailey	CF62 4JH	
16	Thomas Bailey	CF62 4JH	
17	Han Barnaby	CF62 4PE	
18	Richard Bailey	CF62 4JH	
19	Mr & Mrs S. Evans	CF62 4JH	
20	Mrs P. Curran	CF62 4JH	
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Appendix H Illustrative Masterplan as consulted upon through the PAC Process



THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH CURRENT BUILDING LEGISLATION, N.H.B.C. AND BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THIS DRAWING.

THIS DRAWING MUST BE READ & CHECKED AGAINST ANY STRUCTURAL, GEOTECHNICAL OR OTHER SPECIALIST DOCUMENTATION OR PLANS PROVIDED.

THIS DRAWING IS NOT INTENDED TO SHOW DETAILS OF FOUNDATIONS, GROUND CONDITIONS OR GROUND CONTAMINANTS. EACH AREA OF GROUND RELIED UPON TO SUPPORT ANY STRUCTURE DEPICTED (INCL. DRAINAGE) MUST BE INVESTIGATED BY THE CONTRACTOR. A SUITABLE METHOD OF FOUNDATION SHOULD BE PROVIDED ALLOWING FOR EXISTING GROUND CONDITIONS. ANY EARTHWORK CONSTRUCTIONS SHOWN INDICATE TYPICAL SLOPES FOR GUIDANCE ONLY AND SHOULD BE FURTHER INVESTIGATED BY A SUITABLE EXPERT.

WHERE EXISTING TREES ARE SHOWN TO BE RETAINED THEY SHOULD BE SUBJECT TO A FULL ARBORICULTURAL INSPECTION FOR SAFETY. A SUITABLE METHOD OF FOUNDATION IS TO BE PROVIDED TO ACCOMMODATE PROPOSED TREE PLANTING.

- ① Cowbridge Road
- ② Surface Water Attenuation Area
- ③ Secure Area For Access To - Modular Treatment Tank
- ④ Informal Public Open Space
- ⑤ LAP
- ⑥ LEAP
- ⑦ NEAP
- ⑧ Archaeological Feature - With 10m Buffer Zone
- ⑨ New Footway To Join Accesses
- ⑩ Existing Residential Development
- ⑪ Existing Pump Station With Right Of Way Through Development
- ⑫ Existing Stream
- ⑬ Road Improvement Works
- Widened Footways
- Pedestrian Crossings
- Speed Limit Transitions Relocated
- 2.4m x 4.3m Visibility Splays

General Notes

LEGEND

- Development Boundary
- Indicative Residential Proposed Pull Form
- Dual Aspect
- Focal Building
- Vehicular Access Point
- Proposed / Diverted Public Right Of Way
- Primary Vehicular & Pedestrian Movement
- Secondary Vehicular & Pedestrian Movement
- Existing Buildings
- Flood Zone
- Existing & Proposed Hedge Buffer
- Proposed Trees
- Existing Trees To Be Retained
- Existing Trees To Be Removed



Rev	Date	By	Comment

RESIDENTIAL DESIGN
PLANNING
CIVIL ENGINEERING DESIGN

Hammonds Yates

HAMMONDS YATES LIMITED
Kestrel Court : Harbour Road : Portlisshead : BS20 7AN
T: 01275 844744 E Mail: info@hammondsyates.com

Client
Edenstone Homes

Project Title
**Cowbridge Road
St Athan**

Drawing Title
Illustrative Masterplan

Drawing Status

Drawn By DA	Scales 1:1000	A1	Date September 20
Job No. 1617	Drawing No. 100	Rev.	

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