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# Pre-Application Consultation Report

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Land West of Swanbridge Road (South), Sully

# Pre-Application Consultation Report

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## 1. Introduction

1.1.1. The Development Management Procedure (Wales) Order, a piece of legislation subordinate to the Planning (Wales) Act 2015, requires all applicants for major developments to undertake Pre-Application Consultation, making available a final draft version of the application at least 28 days before the submission of the formal planning application. The draft application should be made available to specialist consultees, community consultees and members of the public through the sending of letters and putting up of site notices.

1.1.2. Having undertaken Pre-Application Consultation, applicants are then required to produce, and submit as part of the application, a Pre-Application Consultation Report which includes:

- I. Information about the method of public notification and how both community consultees and specialist consultees were made aware of the application.
- II. A copy of the notice given to owners and occupiers of adjoining land.
- III. A copy of the site notice and declaration that the site notice was displayed in accordance with the statutory requirements.
- IV. Copies of all notices provided to councillors, town and community councils and specialist consultees.
- V. A summary of issues raised in response to the statutory publicity (responses from members of the public), an overview of whether these issues have been addressed and, if so, how they have been addressed.
- VI. Copies of responses received from specialist and statutory consultees with an explanation of how each response has been addressed,

1.1.3. The Town and Country Planning (Development Management Procedure)(Wales) Order 2012 defines minor development as residential developments of more than 10 units or on sites over 0.5ha, the provision of buildings with a floorspace in excess of 1,000sqm, development on a site with an area of over 1ha or the winning and working of materials.

1.1.4. Outline planning permission is sought for a residential development of up to 150 units alongside associated works. The proposals are considered to be 'major development' and therefore there is a requirement to undertake Pre-Application Consultation and prepare a Pre-Application Consultation Report.

1.1.5. The following table shows how each of the requirements listed in Paragraph 1.2 have been addressed:

Requirement	Relevant Section of Pre-Application Consultation Report
I	Addressed in Section 2 of this Pre-Application Report
II	Included as Appendix 1
III	Included as Appendix 1 and 2
IV	Included as Appendix 3
V	Addressed in Section 3 of this Pre-Application Report
VI	Addressed in Section 4 of this Pre-Application Report

## 2. Overview of Pre-Application Consultation

2.1.1. This section details how the Pre-Application Consultation was undertaken. It is split into three sections, the first considering how members of the public were made aware of the application, the second detailing how Community Consultees were made aware of the application and the third setting out how Specialist Consultees were made aware of the application.

### Public Notification

2.2. Public notification was carried out through two processes.

2.2.1. Firstly, a Land Registry search was undertaken by the agent to formulate a list of owners and occupiers of adjoining land. Whilst the regulations require only adjacent landowners to be notified, it was decided that notifications would also be sent to close neighbours to the site, hence letters were sent to 106 owners and occupiers of adjacent land and near neighbours. A copy of the notice letters sent to owners and occupiers of adjoining land is included as Appendix 1.

2.2.2. Secondly, site notices were displayed at four locations close to the application site. A copy of the site notice is included as Appendix 2, along with a plan identifying the location of the site notices. Included at Appendix 3 is a declaration confirming that the site notice was displayed in accordance with the statutory requirements.

### Community Consultees

2.2.3. Applicants are required to notify town/community councils and the local members representing the ward the application site is located within. Letters were sent to the following town/community council's:

- Sully Community Council
- Dinas Powys Community Council
- Penarth Town Council

2.2.4. The latter two Councils were consulted on the basis that they were also notified by the Council on the previous planning application for land north of the site. Only Sully Community Council were required to be notified.

2.3. The following local members were also sent notification by email:

- Cllr Kevin Mahoney
- Cllr Bob Penrose

2.4. A copy of the notice sent to both local members and town/community councils is included at Appendix 4

### Specialist Consultees

2.4.1. Schedule 4 of the Town and Country Planning (Development Management Procedure)(Wales) Order 2012 identifies in which cases specialist consultees should be informed. In line with Schedule 4, letters were sent to the following specialist consultees:

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- Dwr Cymru Welsh Water
- Natural Resources Wales
- SWALEC
- The First Minister (CADW)
- The Local Highways Authority

2.4.2. A copy of the letter sent to Specialist consultees is included at Appendix 4. The same letter was used as for community consultees and was also sent to the Planning Division of the Welsh Government.

## Availability of Draft Application Documents

2.4.3. Applicants are required to make the draft planning application publicly available for a period of at least 28 days prior to the submission of the planning application.

2.4.4. The notice letters to owners/ occupiers of adjoining land, letters to Community Consultees, letters to Specialist Consultees and the site notices stated that:

*'A copy of the proposed application; plans; and other supporting documents are can be viewed online at [www.taylorwimpey.com/swanbridgeroad](http://www.taylorwimpey.com/swanbridgeroad).'*

2.4.5. The notice served on the owners/occupiers of adjoining land and the notice used as a site notice identified how computer facilities can be accessed, stating that:

*'Computer facilities are available to view this information online at:*

*Barry Library, The County Library, King Square, Barry, CF63 4RW between the hours of 9.30 am and 7 pm on Mondays, 9.30am and 5.30pm Tuesdays to Fridays and 9.30am to 4pm on Saturdays or;*

*Sully and Lavernock Community Library Trust, Sully Sports and Social Club, South Road, CF64 5SP between the hours of 11am and 6pm on Tuesdays, 3pm and 6pm on Thursdays and 9am to 1pm on Saturdays'*

2.4.6. All of the notices provided the email and postal address for Savills to which any comments should be sent directly to:

*'Anyone who wishes to make representations about this proposed development must write to the agent at [planningconsultation@savills.com](mailto:planningconsultation@savills.com) or Planning Consultations, Savills, 12 Windsor Place, Cardiff, CF10 3BY by 10th November 2016.'*

## 3. Response to Public Notification

3.1.1. This section of the Pre-Application Consultation Report summarises all responses received through Public Notification. As required it, identifies whether these issues have been addressed, and provides an explanation of how these responses have been considered and addressed as part of the formal planning application.

3.1.2. A total of 4 responses were received. One raised an objection to the development. The responses are summarised in the table below.

Summary of Response	Has this response been addressed?	Explanation of Response
Concern raised over privacy and security due to proximity to existing properties	To be addressed at detail design/Reserved matters stage.	Privacy standards and boundary treatments can be met and dealt with at the reserved matters stage.
Question raised over timescales for construction and potential disturbance	To be dealt with through condition.	Timescales for construction are not fixed and will be dependent on market demand. Construction disturbance will be controlled through a Construction and Environmental Management Plan.
Objection on grounds of capacity of local roads and lack of local facilities in the local area to accommodate the development.	The concerns raised have been considered within the supporting documents. Local facilities will be considered as part of the application process.	
Concern over density of the development compared with the density approved on the land north of the hedgerow.	Yes	The indicative numbers proposed have been raised from 150 units to 190.

## 4. Response to Community and Specialist Consultees

4.1.1. This section of the Pre-Application Consultation Report summarises all responses received from Community and Specialist Consultees, identifies whether these issues have been addressed, and provides an explanation of how these responses have been considered and addressed as part of the formal planning application.

4.1.2. Of all community and specialist consultees contacted, only one response was received. Cadw (on behalf of the First Minister) responded on the 26 October 2016 to state that their records show that there are no scheduled monuments or registered historic parks and gardens within the vicinity of the proposed development. As such they have no comments to make on the proposed development.

4.1.3. As no other responses have been received there are no issues that need addressing prior to submission.

## 5. Conclusion

5.1.1. This Planning Application Report has been produced as a result of the development falling within the categories of 'major development' as defined in the and Country Planning (Development Management Procedure)(Wales) Order 2012.

5.1.2. The previous sections of this Report and the appendices that follow on from this conclusion demonstrate that Pre-Application Consultation has been undertaken in line with national guidance set out in The Development Management Procedure (Wales) Order 2012 as amended by the Planning (Wales) Act 2015.

5.1.3. During the course of the Consultation, the landowners of the application site and the adjacent land to the south were consulted. The owners raised the concern that the development proposed was for a density which did not accord with the density approved on the land north of the hedgerow. This was explored with the landowners and in the context of the supporting technical reports. Having investigated the densities, it was evident that the land south of the hedgerow was being proposed at a density significantly lower than that approved at land to the north. It was suggested that a higher density would be appropriate. This was investigated and reviewed, The supporting documentation has been updated to support the development of up to 190 dwellings as opposed to 150. The description of the development remains the same, i.e. residential development. The application applies to the exact same parcel of land same as do the proposed areas of development set out within the indicative masterplan. The increase in density within the developable areas is not considered material to the concerns outlined in the consultation.



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## Appendices

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## Appendix 1.0 Notice to Owners and Occupiers of Adjoining Land and Site Notice

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**Town And Country Planning (Development Management Procedure) (Wales)  
Order 2012 Publicity And Consultation Before Applying For Planning  
Permission  
Notice Under Articles 2c And 2d**

(To be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

**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 West of Swanbridge Road (South), Sully**

I give notice that **Taylor Wimpey Plc (South Wales)** is intending to apply for planning permission for:

***"Residential development with associated access and associated works."***

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at [www.taylorwimpey.com/swanbridgeroad](http://www.taylorwimpey.com/swanbridgeroad)

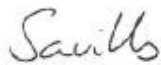
Computer facilities are available to view this information online at:

Barry Library, The County Library, King Square, Barry, CF63 4RW between the hours of 9.30 am and 7 pm on Mondays, 9.30am and 5.30pm Tuesdays to Fridays and 9.30am to 4pm on Saturdays **or**;

Sully and Lavernock Community Library Trust, Sully Sports and Social Club, South Road, CF64 5SP between the hours of 11am and 6pm on Tuesdays, 3pm and 6pm on Thursdays and 9am to 1pm on Saturdays

Anyone who wishes to make representations about this proposed development must write to the agent at [planningconsultation@savills.com](mailto:planningconsultation@savills.com) or Planning Consultations, Savills, 12 Windsor Place, Cardiff, CF10 3BY **by 10<sup>th</sup> November 2016.**

Signed: .....



Date: 12<sup>th</sup> October 2016

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## Appendix 2.0 Declaration of Display of Site Notice

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**I declare that a site notice was displayed in accordance with the statutory requirements.**

**Signed:**

*Savills.*

**Name: Savills**

**Date: 18/10/2016**

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## Appendix 3.0

### Notice to Specialist and Community consultees

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

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION  
NOTICE UNDER ARTICLE 2D**

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012)

**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 West of Swanbridge Road (South), Sully**

I give notice that **Taylor Wimpey Plc (South Wales)** is intending to apply for planning permission for:

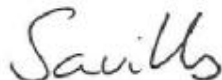
***“Residential development with associated access and associated works.”***

A copy of the proposed application; plans; and other supporting documents are can be viewed online at [www.taylorwimpey.com/swanbridgeroad](http://www.taylorwimpey.com/swanbridgeroad)

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:

(by email) [planningconsultation@savills.com](mailto:planningconsultation@savills.com) or; (by post) Planning Consultations, Savills, 12 Windsor Place, Cardiff, CF10 3BY **by 10<sup>th</sup> November 2016.**

Signed:



Date: 12<sup>th</sup> October 2016

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## Appendix 4.0

### Response from Specialist and Community consultees

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Llywodraeth Cymru  
Welsh Government

Plas Carew, Uned 5/7 Cefn Coed  
Parc Nantgarw, Caerdydd CF15 7QQ  
Ffôn 01443 33 6000 Ffacs 01443 33 6001  
Ebost [cadw@cymru.gsi.gov.uk](mailto:cadw@cymru.gsi.gov.uk)  
Gwefan [www.cadw.cymru.gov.uk](http://www.cadw.cymru.gov.uk)

Plas Carew, Unit 5/7 Cefn Coed  
Parc Nantgarw, Cardiff CF15 7QQ  
Tel 01443 33 6000 Fax 01443 33 6001  
Email [cadw@wales.gsi.gov.uk](mailto:cadw@wales.gsi.gov.uk)  
Web [www.cadw.wales.gov.uk](http://www.cadw.wales.gov.uk)

Savills Planning

Eich cyfeirnod  
Your reference

Ein cyfeirnod  
Our reference

DH

By email : [cardiff@savills.com](mailto:cardiff@savills.com)

Dyddiad  
Date

26 October 2016

Llinell uniongyrchol  
Direct line

01443 336004

Ebost  
Email:

[amadminplanning@wales.gsi.gov.uk](mailto:amadminplanning@wales.gsi.gov.uk)

Dear Sir/Madam

**Planning application for outline planning permission for residential development and associated works at land west of Swanbridge Road, Sully**

Thank you for your letter of 12 October 2016 inviting our comments on the pre-planning application consultation for the proposed development as described above. The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application.

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), technical advice notes and circular guidance. PPW explains that the desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application whether that monument is scheduled or not. Furthermore, it explains that where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical preservation in situ. Paragraph 17 of Circular 60/96, *Planning and the Historic Environment: Archaeology*, elaborates by explaining that this means a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of visible remains. PPW also explains that local authorities should protect parks and gardens and their settings included in the first part of the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales.

Having carefully considered the information provided with the planning application, our records show that there are no scheduled monuments or registered historic parks and gardens within the vicinity of the proposed development. We therefore have no comments to make on the proposed development.

Mae'r Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.  
We welcome correspondence in both English and Welsh.



BLDDSODDWR MEWN POBL  
INVESTOR IN PEOPLE



Yours sincerely

Denise Harris  
Diogelu a Pholisi/ Protection and Policy