

22 December 2016



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Dear Sir / Madam,

Land West of Swanbridge Road (South), Sully - PP 05534134

Outline planning application by Taylor Wimpey Plc for residential development with associated access and associated works

Savills are instructed by Taylor Wimpey Plc to submit the above planning application.

The planning application is made in outline with all matters reserved. The planning application consists of the following enclosed documents:

1. Planning applications forms
2. Site Location Plan
3. Indicative Masterplan
4. Overall Indicative Masterplan
5. Transport Assessment
6. Planning Statement
7. Flood Risk Assessment and Drainage Strategy
8. Archaeological Desk Based Appraisal
9. Geophysical Survey Report
10. Ecological Appraisal - 16 September 2016
11. Bat And Great Crested Newt Survey Report - November 2013
12. Reptile Mitigation Strategy
13. Mitigation Method Statement - Great Crested Newt
14. Landscape and Visual Assessment – September 2016
15. Pre Application Consultation Report - December 2016

A fee cheque for £13,800 has been submitted under separate cover, calculated on the site area of 6.8 Ha.

The Proposals

The planning application is in essence for a new residential development that has been sensitively designed by an experienced team and is based upon a full understanding of the site and the context that it sits within. It takes a lead from the proposals that have received a resolution to grant planning permission on land to the north of the application site (2013/01279).

The proposal is to develop the land for residential purposes, with the indicative masterplan showing the capacity of up to 190 new homes. The application is in outline and whilst all matters are reserved, a vehicular access point is shown indicatively within the masterplan, linking the site to the land to the north, where

access points have been approved in principle from Cog Road and Swanbridge Road as part of application 2013/01279.

The application site has been proposed as a housing allocation as part of a wider allocation for 500 houses and this will effectively form the second and final phase of the outline permissions that are required to bring the site forward.

EIA Screening

The proposal for residential development on the site has been screened, with a Screening Direction provided by Welsh Government concluding that EIA was not required. The screening was undertaken on the basis of circa 150 dwellings. The Direction letter is appended to this letter.

The application description remains the same, as does the red line and the characteristics of the scheme. The additional 40 dwellings now justified by the supporting documents represents an increase of only 8% over the allocation set out within the LDP and the assessment undertaken to understand the cumulative impacts of this development combined with the land due to be consented north of the hedgerow.

This increase is not considered to be of a scale which would justify a significantly different conclusion on the Screening of the development.

Without prejudice to the above position, and in order to avoid any concerns over the screening exercise, the Council are invited to undertake EIA screening for the proposals contained herein. It is however strongly contended that the conclusion should be the same as within the Welsh Government direction issued on the 25 October 2016, i.e. that EIA is not required.

The Council's previous concerns related to the potential for the urbanising effect of the development. The red line area stays the same as does the proposed areas of development set out within the indicative masterplan. The increase in density within the developable areas is not material to the concerns previously raised by the Council, and in any event, Welsh Government give the definitive view that an urbanising effect would not result, making helpful reference to the guideline that only developments over 1,000 dwellings might lead to an urbanising effect.

Therefore, under Part 3 Section 7 of The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016, the Council is asked to rescreen the development, and therefore publish an updated EIA Screening Opinion, as part of the application process.

Pre Application Consultation

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 and 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 material to the concerns outlined in the consultation.

Justification

The enclosed Planning Statement explores the context of the site, the planning policy relating to the

proposals and sets out the justification in planning terms for the development. The Statement should be read in conjunction with the following documents:

- Ecological Appraisals and Mitigation Strategies – prepared by Soltys Brewster
- Transport Statement – prepared by Vectos Transport
- Archaeology and Heritage Appraisal/Geophysical Survey Report – Cotswold Archaeology
- Design and Access Statement – prepared by CWA
- Landscape and Visual Assessment – prepared by Soltys Brewster
- FCA and Drainage Strategy – prepared by Vectos

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

- The basic characteristics of the site, in terms of its proximity to the existing built up area of Sully and its location within the Preferred Zone for Development within the VOG mean that its development for housing is supported by National and emerging Local Planning Policy. There is strong support for the principle of housing development on the site given that it is identified within the emerging LDP as a site suitable for housing.
- The site is suitable in terms of its environmental impact on both landscape and ecology. The indicative masterplan demonstrates how the site can be developed in order to accommodate the ecological significance and habitats contained within it.
- The DAS demonstrates that the scheme can respond well to the local context. The vision for the site responds positively to the site's urban neighbours and seeks to provide a development of high quality with ample open space.
- The transportation assessment thoroughly investigates the impacts of the proposals on the highways network and the design of the access points proposed. The conclusions are that the impacts upon the local highways network and key junctions will be within acceptable parameters. Accessibility to public transport is acceptable and will be improved through the contributions that the development will generate, as will pedestrian and cycle facilities.
- There will be very important economic gains from the scheme.
- The indicative masterplan demonstrates how the wider site allocated for development will not be prejudiced by bringing forward the site in two stages, given the regard that has been had to the master plan for land to the north. The fact that the applicants will control all of the land within the allocation will ensure that the site can be planned in detail and delivered in a comprehensive manner.
- Because of the type of development proposed and the organisation behind it, there can be confidence that the benefits will be delivered and will follow the high standards set out in the application and the documents that support it.

The analysis recognises that the site lies outside of the development boundary set out in the current UDP, however, it concludes that the UDP is time expired and that the emerging LDP provides sufficient justification for the site to come forward for development in advance of the programme adoption of the LDP in 2017.

In this context, and in addition as a result of the insufficient 5 year Housing Land Supply, the application can be considered swiftly and positively in order to deliver much needed housing in an eminently suitable location.

The Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 (WBFG Act) places a duty on public bodies that they must carry out sustainable development. Sustainable development is defined in the WBFG Act as 'the



process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals’.

The LPA can be confident, through the thorough examination that has taken place as part of the LDP process and the analysis of the planning application approved for the north of the hedgerow, that the proposals meet the sustainable development principles and will improve the economic, social, environmental and cultural well-being of Wales. The proposals have clear economic and social benefits through the delivery of new market and affordable housing. The environmental constraints of the site has been carefully considered and planned for. There are not considered to be any negative cultural impacts of the proposals in terms of either heritage assets or social culture.

The Applicants would like to meet with the Council’s development management team to discuss the application following its registration and the initial consultation responses have been received.

In the meantime, should you have any queries with the application, please do not hesitate to contact me. Otherwise I look forward to receiving confirmation that the application has been registered in due course.

Yours faithfully

A handwritten signature in cursive script that reads "Savills".

Savills



Welsh Government Screening Direction Letter

Adran yr Amgylchedd a Materion Gwledig
Department for Environment and Rural Affairs



Llywodraeth Cymru
Welsh Government

Paul Williams
Associate Director
Savills (UK) Limited
12 Windsor Place
Cardiff
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Ein Cyf/Our Ref: qA1269520
Dyddiad/Date: 25 October 2016

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(WALES) REGULATIONS 2016
PROPOSED RESIDENTIAL DEVELOPMENT AT LAND WEST OF SWANBRIDGE ROAD
AND SOUTH OF COG ROAD, SULLY, VALE OF GLAMORGAN**

1. I refer to your request dated 12 September 2016, made pursuant to regulation 5(7) of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016 ("the 2016 Regulations") for the Welsh Ministers to make a screening direction as to whether or not the development your clients propose is 'EIA development' within the meaning of the 1999 Regulations and whether an environmental statement is required.
2. I am authorised by the Cabinet Secretary for Environment and Rural Affairs to consider and make the screening direction.
3. The development proposed, namely '*Proposed residential development*', falls within the description at paragraph 10(b) in column 1 of the table in Schedule 2 to the 2016 Regulations. Since the proposal exceeds the threshold in column 2 of the table in Schedule 2 to the 2016 Regulations, I consider your proposal to be "Schedule 2 development" within the meaning of the 2016 Regulations.



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*Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.
We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.*

4. The views of Natural Resources Wales (NRW) were sought and their advice is attached at Annexe A to the EIA checklist (also attached), which identifies the key areas which the Welsh Ministers considered when reaching their conclusion. Advice was also sought from Cadw and their advice is attached at Annexe B to the EIA checklist.
5. I accept the advice provided by Cadw and NRW, who have not advised that EIA is required. Taking that advice into account along with the selection criteria in Schedule 3 to the 2016 Regulations and the advice in Welsh Office Circular 11/99: "Environmental Impact Assessment", I consider the proposed development is not a major development of more than local importance, is not proposed in a particularly environmentally sensitive or vulnerable location and is not likely to give rise to unusually complex and potentially hazardous environmental effects. It is my opinion the proposed development would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.
6. Accordingly, for the reasons given above and in exercise of the powers conferred by regulations 5(7) and 6(6) of the 2016 Regulations and the authority referred to in paragraph 2 above, I hereby direct the proposed development is not "EIA development" within the meaning of the 2016 Regulations.
7. You will bear in mind that my opinion on the likelihood of this development having significant effects is reached only for the purposes of this direction.
8. I am copying this letter to the Vale of Glamorgan Council, Cadw and NRW.

Yours faithfully,



Alan Groves
Senior Planning Manager
Decisions Branch
Planning Directorate

Signed under the authority of the Cabinet Secretary for Environment and Rural Affairs, one of the Welsh Ministers.