

**LAND AT UPPER COSMESTON FARM,
LAVERNOCK ROAD,
PENARTH**

ENVIRONMENTAL STATEMENT

**VOLUME 2
CHAPTER 5: PROJECT DESCRIPTION**

5.0 PROJECT DESCRIPTION

INTRODUCTION

- 5.1.1 The development comprises an outline planning application for the construction of residential development on land at Upper Cosmeston Farm, Lavernock Road, Penarth. Full details have been provided for the access and associated works. The description of development as presented to The Vale of Glamorgan Council as the local planning authority (LPA) on the application forms is as follows:

‘Outline application for residential development, a primary school with all matters reserved other than access.’

- 5.1.2 The plans referred to and included as part of the Planning Application, and which provide context for the Environmental Statement and represent the scheme proposed are as follows:

ASL

- Site Location Plan
- Existing Site Plan
- Proposed Site Plan – Indicative Site Layout / Concept master Plan
- Phasing Plan
- Indicative Site Sections
- Proposed Parameter Plan – Land Use and Density
- Proposed Parameter Plan – Building Heights
- Proposed Parameter Plan – Green Infrastructure
- Proposed Parameter Plan – Access & Movement
- Access Plan

- 5.1.3 In addition, the following documents accompany the application:

- Air Quality Assessment (Appended to Environmental Statement)
- Arboricultural Technical Note
- Archaeological Field Evaluation Specification
- Archaeology and Heritage Assessment
- Design and Access Statement
- FCA & Drainage Strategy
- Noise Impact Assessment
- Phase 1 Desk Study and Phase 2 Geo-Environmental and Geotechnical Assessment Report
- Site Investigation Report (Appended to Environmental Statement)
- Planning Statement
- Interim Travel Plan
- Residential Travel Plan
- Transport Assessment (Appended to Environmental Statement)
- Landscape and Visual Baseline (Appended to Environmental Statement)
- LVIA Supporting Figures (Appended to Environmental Statement)
- Landscape – Assessment of Effects (Appended to Environmental Statement)

- Green Wedge Assessment (Appended to Environmental Assessment)
- Arboricultural Impact Assessment (Appended to Environmental Statement)
- Preliminary Ecology Appraisal Report (August 2018) (Appended to Environmental Statement)
- Bat Survey (September 2018) (Appended to Environmental Statement)
- Confidential Breeding Bird Survey Report (August 2018) (Appended to Environmental Statement)
- Dormouse Survey Report (September 2018) (Appended to Environmental Statement)
- Great Crested Newt Survey Report (August 2018) (Appended to Environmental Statement)
- Reptile Survey Report (September 2018) (Appended to Environmental Statement)
- Ecology Update Note (Appended to Environmental Statement)
- Phase 1 Geo-Environmental Desk Study Report
- Pre-application Consultation Report and Appendices

ALTERNATIVES

- 5.2 The application site has been subject to a varied planning history from an LDP perspective as the site is allocated for residential development. The applicant has spent a considerable period considering various options for the site. The alternatives that were considered are:

Option 1: Do nothing,

The proposed development has been included in the Local Development Plan and is an allocated housing site known as MG2 (24) – Land at Upper Cosmeston Farm, Lavernock. It has therefore been subject to a prolonged and detailed consultation process through the LDP process.

The proposed development is therefore an essential part of the council's LDP in that it seeks to deliver much needed housing identified through the LDP process. The council has focused a significant percentage of its housing requirement on their allocated sites, of which the proposed development is one.

The proposed development is a crucial element of the council's housing strategy in this areas as well as the administrative area of the council as a whole.

The 'do nothing' option would involve not redeveloping the site and therefore would not result in the much needed homes, including affordable homes, that have been identified in the LDP being delivered, along with the associated primary school, community uses, public open space and infrastructure. This could result in the council not meeting its legislative requirements in the Well-being of Future Generations Act by not providing the necessary homes, the council not meeting its identified housing need in the LDP, not being able to demonstrate a 5 year housing land supply. This action would be considered to have an adverse impact as it would result in much needed housing and infrastructure being denied to this area of the Vale of Glamorgan. The 'do nothing' option was therefore discounted.

Option 2: Submit an outline application, with access confirmed and all other matters reserved for the number of homes and associated uses and infrastructure capable of being delivered on the site. This option would result in much needed housing, a new school, community uses and infrastructure and would help deliver the identified requirements of the LDP. This would include the provision of highway improvements and public open space,

play provision along with a 2 form entry primary school, community facilities, ecological enhancements, drainage infrastructure and other associated works. As such this option would be considered to have a beneficial impact insofar as it relates to delivering the LDP's requirements.

- 5.2.1 Option 2 was considered to be the preferred alternative option. The Concept Masterplan and the location of the new access and the general ethos of the development, was generally supported through the pre-application stages by the Vale of Glamorgan Council who considered in principle that the proposal is a positive step to the delivery of the site which is allocated in the Vale's LDP. The Concept Masterplan has evolved following discussions with the LPA and other stakeholders and after extensive surveys have been undertaken. The current Concept Masterplan has therefore been arrived at through an iterative design process involving a substantial amount of stakeholders.

VISION

- 5.3 The vision for the application site has been outlined in the Design and Access Statement. The vision for the site is that:

"The Welsh Government's vision is to create a high quality and sustainable sense of place, contributing to the delivery of housing needs within the Vale of Glamorgan whilst further promoting Welsh Government Policy."

- 5.3.1 The key principles which underpin the vision are:
- A variety of uses to include housing, education and community uses to ensure a well-designed and placemaking approach to development;
 - The creation of a cohesive urban form and making efficient use of land;
 - A legible and well connected development structure which supports community safety
 - The master plan provides the framework to enable future development proposals to be created which minimise energy demand and carbon emissions;
 - The master plan will provide biodiversity and ecosystem resilience;
 - The development will have its own character and distinctive identity;
 - The development will offer a good range of housing to meet housing needs; and,
 - The master plan will advise on the standard for quality and sustainability of future development whilst having sufficient flexibility for developers to respond to rapidly changing social, environmental and economic needs
- 5.3.2 Natural Resources Wales (NRW) and Dwr Cymru Welsh Water (DCWW) were consulted to discuss key issues at the application site including potential drainage options and flood risk at the site.
- 5.3.3 In addition to this, a comprehensive set of surveys and investigations were carried out to identify the opportunities and constraints at the Site. Surveys in relation to the following have informed the preparation of this ES and the planning application and have informed the final design of the scheme:
- Ecology
 - Landscape and Visual
 - Traffic and Transport
 - Archaeology and Cultural Heritage
 - Flooding and Drainage

- Noise
- Air Quality
- Arboriculture
- Ground Conditions
- Topography.

5.3.4 During the development of the application one public engagement event has been held which engaged and informed residents about the plans to develop the site. Further consultation will be undertaken via the statutory pre-application consultation requirements outlined below and through the application determination period.

5.3.5 Further consultation will be undertaken as part of the Pre-Application Consultation process. This process involves consultation with community, specialist and other consultees and will include a further public exhibition. A Pre-Application Consultation report will outline how this consultation has been conducted in accordance with regulations and will seek where possible to address any concerns or amendments that may be required to the application submission. This report once completed will form part of the application submission.

LOCATION OF DEVELOPMENT

5.4 The application site is located on land at Upper Cosmeston Farm, Lavernock Road, Penarth. The site is bound to the north by Cosmeston Drive, to the west by Lavernock Road, to the east by Wales Coastal Path and cliff edge and to the south by open countryside. Chapter 4: Site Context provides further detail regarding the application site.

5.4.1 The proposed residential development will be located within the red line area identified on the site location plan which accompanies the planning application and which is included in Volume 3, Appendix 4.1. The development area encompasses 25.2 hectares of land including areas dedicated to parking, landscaping, a new school and community facilities.

THE QUANTUM OF DEVELOPMENT

5.5 Planning permission is sought via an Outline planning application comprising: Outline application for residential development, a primary school with all matters reserved other than access.

LAYOUT

5.6 An outline application has been prepared which includes details to be agreed in outline along with access details with all other matters reserved.

5.6.1 As such the access details provide for two priority junctions off Lavernock Road, Penarth.

5.6.2 The outline element includes the following proposed uses:

- Community Uses
- Residential
- Nursery and 2 Form Entry Primary School
- Public Open Space

- Play areas (Equipped and Unequipped)
- Drainage infrastructure
- Highways works
- Cycle Lane
- Ecological Enhancements

5.6.3 The proposals have been designed to incorporate and address the design principles that have been developed following dialogue with the Local Planning Authority and stakeholders. A copy of the concept master plan are provided at Volume 3, Appendix 5.1 respectively.

SITE ACCESS

5.7 As a whole the proposed scheme will have a number of access points. There are proposed to be two access points in the form of two priority junctions that will be constructed off Lavernock Road. The concept masterplans allow for the development of an internal highway network which will be addressed at RM stage but will be designed to adoptable standards. As a whole the site is subject to a concept masterplan which has been designed to include highway infrastructure.

5.7.1 The site also includes the provision of pedestrian footways/cycleways that will ensure the connectivity within and in/out of the site and will integrate the proposal with Lower Penarth.

MOVEMENT AND CIRCULATION

5.8 The application site is served by public transport, with a number of scheduled bus services connecting the site to destinations such as Barry and Cardiff. In addition to these services the site is approximately 2km from Penarth Train station.

5.8.1 The proposed concept master plan provides convenient pedestrian/cycle access routes to Lavernock Road, Cosmeston Country Park, the Wales Coastal Path as well as links to Lower Penarth that provide access to Penarth Town Centre. These links will also be accommodated within the site and as part of future reserved matters phases.

GREEN INFRASTRUCTURE

5.9 The outline application is supported by the concept master plan and the parameters plan – Green Infrastructure. These plans provide an indication of the green infrastructure that will be provided on site. This includes the amount of hedgerow to be retained along with new hedgerow to be planted. It is noted that the main details for each area of development relating to landscaping will be addressed at RM stage. However it is acknowledged that the site's allocation within the LDP requires 1ha of Public Open Space and the inclusion of a number of play areas.

5.9.1 Retained and New hedge rows woodland and grassland will be enhanced as part of the development proposals and will provide a mature landscape framework to assist with the visual integration of the proposed development whilst retaining as much as possible of the ecologically important habitats onsite.

- 5.9.2 The high quality public open spaces, which utilise the SUDs drainage strategy which includes swales, ditches and attenuation basins, provide a network of useable amenity spaces that can be used for a variety of recreation activities.
- 5.9.3 In addition the proposed development includes:
- 1 Neighbourhood Equipped Area of Play (NEAP)
 - 3 Locally Equipped Areas of Play (LEAP)
 - 4 Local Areas of Play (LAP)
- 5.9.4 It is proposed that the play areas will be distributed across the site in order to provide easy access to the maximum number of residents.

COMMUNITY SAFETY

- 5.10 The concept master plan has been carefully considered to ensure that natural surveillance can be provided throughout the site with the overlooking of key areas of open space. It is noted that layout is a reserved matter and as such the principles of good design will need to be met and demonstrated as part of these applications.

DRAINAGE

- 5.11 The outline application is supported by a drainage strategy which has been the subject of pre-application discussions with the SAB Board. The strategy has been developed to consider the SUDs hierarchy and includes a number of natural features that will address surface water above ground which includes swales, reed beds, attenuation basins as well as permeable paving. As such the proposal is subject to and requires the consent of the SAB Board which will be submitted alongside the planning application.

PHASING PROGRAMME

- 5.12 Given the size of the site and the outline nature of the application, the proposed development will be undertaken on a phased basis. It is likely that the Welsh Government will seek to dispose of the site on a phase by phase basis and as such the timings of which will be determined via the completion of this process.