

PRE-
APPLICATION
CONSULTATION
REPORT

**Land at Upper
Cosmeston Farm,
Lavernock Road,
Penarth**

July 2020



Summary

Proposal:

Outline application for residential, a primary school, community space and 1 ha of Public Open Space with all matters reserved other than access

Location:

Land at Upper Cosmeston Farm, Lavernock Road, Penarth

Date:

July 2020

Project Reference:

18.266

Client:

Welsh Government

Product of:

Asbri Planning Limited
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Response to NRW

Introduction

- 1.1 Asbri Planning have been instructed by Welsh Government to prepare a Section 2F – Pre Application Consultation Report (PAC) in respect of the proposed outline application for residential development, a primary school, community space and 1 ha of Public Open Space with all matters reserved other than access.
- 1.2 In accordance with Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the 2016 Order”), all major developments are required to be subject to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.
- 1.3 The 2016 Order confirms that any ‘Pre-Application Consultation’ exercise would be required to undertake the following steps prior to compiling the PAC Report (Section 2F);
 - Publicity before application for Planning Permission (Section 2C);
 - Consultation before applying for Planning Permission (Section 2D); and
 - Duty to respond to pre-application consultation (Section 2E);
- 1.4 This PAC Report has been prepared in accordance with Part 1 Section 2F of the 2016 Order and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) (“the 1990 Act”) and responded to the Consultation received from any person consulted under Section 61Z (3) or (4) of the 1990 Act.
- 1.5 In accordance with section 2F(2) this report includes;
 - a) a copy of the site notice and a plan showing its locations;
 - b) a declaration that the site notice was displayed in accordance with the 2016 Order;
 - c) a list of the addresses of adjoining land owners or occupiers;
 - d) copies of all notices given to community consultees;
 - e) copies of all notices given to specialist consultees;
 - f) a summary of all issues raised in response to the statutory publicity, including confirmation of whether the issues raised have been addressed, and, if so, how;
 - g) a summary of all issues raised by community and specialise consultees, including confirmation of whether the issues raised have been addressed, and, if so, how;
 - h) copies of all responses received from community and specialist consultees.

- 1.6 The statement confirms how the consultation has been publicised at section 2, whilst section 3 confirms which consultees have been consulted as part of this PAC. Sections 4 provides a summary of the responses received to the statutory publicity and provides a response to the comments. Section 5, 6 & 7 outlines the responses received to the consultation with Community, Specialist and 'other' consultees and provides a response to each comment. The report concludes at section 8.

Statutory publicity before applying for planning permission

- 2.1 In accordance with Section 2C of the 2016 Order, the applicant has undertaken appropriate publicity by way of:
- Displaying a site notice for a period of no less than 28 days from the 16th September 2019 to the 14th October 2019 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of Welsh Government that the Site Notice was displayed in at least one place on or near the development site therefore the provisions of Section 2(C)(1)(a)(i) of the 2016 Order have been complied with;
 - Giving requisite notice to owners/occupiers of any land adjoining the application site. A list of the identified adjoining land owners and a draft notice is contained in Appendix B.
 - Made the full draft planning package available for inspection on Asbri Planning’s website from the 16th September 2019 until the 14th October 2019 inclusive.
 - A copy of the screenshot is included at Appendix C. Computer facilities were identified to view the application Penarth Library, Stanwell Road, Penarth, CF64 2YT between the hours of 10am – 5pm on Mondays, Tuesdays, Wednesdays and Fridays, 10am – 7pm on Thursdays, 10am – 4pm on Saturdays. The following plans and documents were made available for inspection;

Table 1: list of proposed plans

Plan title	Drawing reference
Existing Site Location Plan	UFC-ASL-00-ZZ-DR-A-0900
Proposed Site Plan – Indicative Site Layout	UFC-ASL-00-ZZ-DR-A-0930
Proposed Parameter Plan – Land Use and Density	UFC-ASL-00-ZZ-DR-A-0931
Proposed Parameter Plan – Building Parameters	UFC-ASL-00-ZZ-DR-A-0932
Proposed Parameter Plan – Green Infrastructure	UFC-ASL-00-ZZ-DR-A-0933
Proposed Parameter Plan – Access & Movement	UFC-ASL-00-ZZ-DR-A-0934
Indicative Site Sections	UFC-ASL-00-ZZ-DR-A-0950
Access Plan (Prepared by Asbri Transport)	Figure 4.1

Table 2: list of Documents

Document	Author
Planning application forms (1APP)	Asbri Planning
Environmental Statement	Asbri Planning, EDP Ltd, ESP, Asbri Transport. Air Quality Consultants
Landscape and Visual Impact Assessment (appended to Environmental Statement)	EDP
Green Wedge Review (appended to Environmental Statement)	EDP
Preliminary Ecological Appraisal (appended to Environmental Statement)	Wardell Armstrong
Bat Survey Report (appended to Environmental Statement)	Wardell Armstrong
Dormouse Survey Report (appended to Environmental Statement)	Wardell Armstrong
Great Crested Newt Report (appended to Environmental Statement)	Wardell Armstrong
Reptile Survey Report (appended to Environmental Statement)	Wardell Armstrong
Confidential Bird Breeding Report (appended to Environmental Statement)	Wardell Armstrong
Archaeological Field Evaluation Specification	GGAT
Archaeology and Heritage Impact Assessment with Geophysical Report and Archaeological Evaluation appended)	EDP
Design and Access Statement	ASL
Planning Statement	Asbri Planning
Noise Impact Assessment	Inacoustic
Arboricultural Technical Note (Tree Survey)	EDP
Drainage Strategy and FCA	Cambria
Interim Travel Plan	Asbri Transport
Residential Travel Plan	Asbri Transport
Phase 1 Geo-Environmental Desk Study	Arcadis
Phase 1 Desk Study and Phase 2 Geo-Environmental and Geotechnical Assessment Report	Arcadis

Additional Site Investigation Report (appended to Environmental Statement)	ESP
Extended Phase 1 Habitat Assessment	WSP
Biodiversity Surveys Site Management Plan	AECOM

- 2.2 Any person who wished to make representations about the proposed development must have completed a Consultation Response Form, either online or as a hard copy, and issued to the agent by the 14th October 2019.

Consultation before applying for planning permission

3.1 In accordance with Section 2D of the 2016 Order, the applicant has undertaken consultation with all community and specialist consultees.

Community Consultees (Schedule 1B)

3.2 The applicant has undertaken consultation with the following community consultees;

Table 3: Community Consultees

Table 3: Community Consultees	
Consultee	
Local Ward Member	Cllr. Kevin Mahoney
Local Ward Member	Cllr. Bob Penrose
Community Council	Sully and Lavernock Community Council
Adjoining Ward Member	Cllr. Benjamin Gray
Adjoining Ward Member	Cllr. Kathryn McCaffer
Nearby Town Council	Penarth Town Council

3.3 A copy of all notices issued to community consultees is contained within Appendix D.

Specialist Consultees (Schedule 1C)

3.4 The applicant has undertaken consultation with the following community consultees;

- CADW
- The Coal Authority
- Dwr Cymru/Welsh Water
- NRW
- Health and Safety Executive
- Welsh Government – Agricultural Land Classification
- The Sport Council for Wales
- Vale of Glamorgan Highway Authority

3.5 A copy of all notices issued to specialist consultees are contained within Appendix E.

Other consultees

3.6 The client has gone beyond the requirements of the 2016 Order and has decided to consult the following additional ('other') consultees;

- National Grid
- Wales and West Utilities

- GGAT
- Police/ Secure by design
- Principal Health Promotion Specialist
- Housing Strategy
- Deputy Leader and Cabinet Member for Education and Regeneration
- Future Generations Commissioner for Wales
- Children's Commissioner for Wales
- Welsh Language Commissioner
- South Wales Police
- Environmental Health
- Member of Parliament
- Assembly Member

3.7 The above consultees were given notice that the responses were required within 28 days from the receipt of the notice.

Public Engagement Event

3.8 A public engagement event was also held on the 24th September 2019 from 12:00pm – 7:00pm at Lakeside Café, Cosmeston Lakes Country Park. The engagement event was well attended with the attendance sheet recording 125 people. It is unlikely that all attendees signed the attendance sheet. Therefore the total attendance is estimated as 200 people.

Response to the statutory publicity

4.1 This section provides a summary of the comments received in response to the statutory publicity, with personal data redacted in accordance with the General Data Protection Regulation (GDPR). Full copies of the responses received can be provided upon request; please note that all personal data will be redacted for data protection purposes in accordance with the GDPR.

4.2 As discussed, the application was publicised as follows;

- A site notice was displayed on/adjacent to the site; and
- Notices were issued to the adjoining land owners and/or occupiers.
- A public engagement event was held on the 24th September detailed above

Public Engagement Event

4.3 As stated above a total of 125 signed the attendance sheet with 30 response forms completed. The nature of the correspondence received is summarised in the below table;

Consultation Response	Number of Response
Support	3
Neither object nor support	6
Object	21
Total	30

Pre-application Consultation

4.4 112 responses were received between the date of issuing the letter and the time of the application submission. The nature of the correspondence received is summarised in the below table;

Consultation Response	Number of Response
Support	0
Neither object nor support	10
Object	97
Total	107

4.5 The content of these responses is summarised as follows:

Comments in support

4.6 The following comments were raised:

Comments	Response
Recognition that there is a need for affordable housing within	Comments Welcomed.

the area

Comments neither in object nor support

4.7 The following comments were raised:

Comments	Response
Why have the plans changed between from the first exhibition held?	The initial exhibition only comprised initial concept sketches. The second included further detail that would be required for an outline application.
It appears that self-build element of the previous scheme has been removed?	Self-build is still being considered and will be addressed as part of the RM process.
A full transport consultation should be undertaken	The comment is noted.
No plans to place on demand traffic lights at Brockhill Rise/Lavernock Rd. junction	The application is supported by a Traffic and Transport Environmental Statement Chapter and TA. The details confirm that the area's roads will work within capacity.
The WG should be looking to re-develop brown field sites and turn this area into a nature reserve	The development has sought to mitigate against loss of agricultural land of limited/negligible ecological value (due to intensive management/grazing and poor botanical diversity) through creation of new habitats of value to protected and notable species whilst retaining those features of greater ecological importance.
Were hard copies of plans made available?	There is no requirement for hard copies to be made available. All documents were available on the internet and could be accessed at any location with internet access.
Lack of engagement with Sully and Lavernock	The level of engagement has been the same for Lavernock and Sully as that of Penarth. Both community/ town councils were consulted on

	both exhibitions and both were sent the same notices. Penarth Town Council requested a presentation which was provided in April. No such request was received from Lavernock and Sully.
Who will maintain the public areas? i.e. open spaces / trees	This aspect is still being reviewed.
Concerns with contamination from former use will HSE guidance on asbestos clearance be followed?	The site has been subject to a full Site Investigation. Mitigation measures have been included to ensure that the site is developed safely. In addition, construction best practice will be employed and the provision of a Construction Environmental Management Plan (CEMP) by condition will ensure that all standards are met. It is noted that NRW have not raised any concerns with regards to contamination and recommends conditions where necessary.

Comments in objection

4.8 The following comments were raised:

Comments	Response
The proposal is considered to be overdevelopment of the site	The development is on an allocated site and had been developed to make efficient use of land.
The proposal will be detrimental to properties close to and adjoining the site boundaries	The outline only sets parameters. Amenity will be addressed at RM stage. The indicative plans show sufficient separation distances in accordance with planning requirements.
The scale of the apartment block proposed is too large and design out of context with surrounding area	The outline only sets parameters. Appearance and layout will be addressed at RM stage

The % split of affordable units proposed is not favoured	The level of affordable housing is in accordance with Planning Policy.
The % of market units proposed is not favoured	The level of housing is in accordance with Planning Policy which requires a minimum of 40% affordable housing.
The development would be visible from nearby landmarks and countryside	The potential landscape impacts of the scheme have been addressed through the landscape ES chapter, following industry standard guidance for Landscape and Visual Impact Assessment. While detrimental (referenced as 'adverse' within our chapter) impact is identified it is not considered to have 'significant' residual effect in the longer term, other than upon a couple of localised PRow and Residential Receptors.
The proposal will result in detrimental impacts to the landscape	The potential landscape impacts of the scheme have been addressed through the landscape ES chapter, following industry standard guidance for Landscape and Visual Impact Assessment. While detrimental (referenced as 'adverse' within our chapter) impact is identified it is not considered to have 'significant' residual effect in the longer term, other than upon a couple of localised PRow and Residential Receptors.
There needs to be strong buffers between the site and existing properties	An appropriate buffer is shown on the indicative masterplan.
There appears to be a lot of detail for an outline planning application	The comment is noted.

The proposal will generate a large amount of traffic movements / congestion	The application is supported by a Transport Assessment which addresses all transport related queries.
The existing road network will not be able to cope with increased volume of traffic	The application is supported by a Transport Assessment which addresses all transport related queries.
The impacts of Cog Road and other developments should also be considered	The application is supported by a Transport Assessment which addresses all transport related queries. The impacts from other developments has been assessed as part of the assessment.
The highway network should be upgraded prior to the development	The comment is noted. The application is supported by a Transport Assessment which addresses all transport related queries.
Parking is a significant issue in Penarth and surrounding areas.	The application is supported by a Transport Assessment which addresses all transport related queries.
The emergency access to Whitcliffe Drive will become a rat run from the estate as bollards will be taken down	The emergency access is for emergency vehicles only. The means of control to prevent vehicle traffic will be addressed at RM stage.
The site is well outside both CHIT guidance for walking to Penarth or commuting from Penarth train station	The application is supported by a Transport Assessment which addresses all transport related queries.
For those reliant upon public transport using both the bus and train concurrently for most is not financially viable	Comments noted.
There are a lack of shops / services / facilities within the nearby area which will increase traffic movements	The application is supported by a Transport Assessment which addresses all transport related queries.
The proposals for the extension to the cycle route 88 are very flimsy and inappropriate	The application is supported by a Transport Assessment which addresses all transport related queries.

The existing parking within Penarth Town Centre is inadequate	The application is supported by a Transport Assessment which addresses all transport related queries.
The cycle path is too narrow	The application is supported by a Transport Assessment which addresses all transport related queries.
There is a driveway for access to a shed / stable which is blind when exiting back onto the road. This needs work to make it safer for the user and cyclists.	The application is supported by a Transport Assessment which addresses all transport related queries.
There is a significant level of surface water runoff across the cycle path	The application is supported by Drainage Strategy which addresses surface water.
We were informed that there will not be sufficient parking spaces offered to restrict the number of vehicles owned	The application is supported by a Transport Assessment which addresses all transport related queries.
Cyclists are not allowed on the cliff path / is inadequate to support cyclists	The comment is noted.
Cycle path on Lavernock leads to no where	The application is supported by a Transport Assessment which addresses all transport related queries.
The development needs a mass transport system such as a tram / metro	The application is supported by a Transport Assessment which addresses all transport related queries.
Line marking is needed on the existing cycle path	The application is supported by a Transport Assessment which addresses all transport related queries.
Cliff Walk needs to be wider	Noted.
The welsh primary school has a larger catchment area as such is likely to generate more car travel	The application is supported by a Transport Assessment which addresses all transport related queries.
A roundabout should be favoured over a priority junction	
The cycle path from the railway path to be continued all the way through to Fort Road rather than stop at the estate	

<p>There is to be no additional bus service provision which is already at capacity at rush hour. There is only one bus after 6pm and none past 11pm. The historic barns should remain and not be interfered with</p>	<p>The application is supported by a Transport Assessment which addresses all transport related queries. The site has been subject to systematic investigation by suitably qualified and experienced professionals using phased desk-based research, site walkovers and inspections, geophysical survey and trial trenching (all in consultation with GGAT). This has identified that the site is of limited heritage interest, which does not warrant physical preservation within the proposed development and therefore no changes are necessary in respect of the current scheme.</p>
<p>Destruction of an area of historical significance</p>	
<p>Damaging to site archaeology</p>	
<p>Development is too close to the coastal path - a wider natural buffer between the site and cliff would be favoured</p>	<p>A site specific survey of the cliff edge has been undertaken to establish a coastal exclusion zone. Further details have been added to the Design and Access Statement.</p>
<p>The coastal path has been significantly eroded and will experience future erosion</p>	
<p>There is no erosion buffer provided within the development</p>	
<p>The cliff face is unstable</p>	
<p>The proposal is detrimental to an area of significant wildlife and biodiversity</p>	<p>Overall, agricultural land which dominates the site is of limited/negligible ecological value owing to intensive management and poor botanical opportunities with limited opportunities for a diverse assemblage of protected and notable species. Those features of greater</p>

	<p>ecological value and of importance to protected species, will largely be retained and enhanced (namely woodland and hedgerows) with further habitat creation proposed to mitigate against such losses and enhance the site for biodiversity more generally.</p>
<p>The proposal will destroy a green corridor that runs north-south through the site which is essential for European Protected Species</p>	<p>The development has retained the central green corridor which travels north to south through the site in addition to habitats and hedgerow corridors of ecological value. Such retained habitats will be managed in the long-term to improve their condition to the benefit of protected species and other wildlife and as such will deliver a biodiversity benefit. Such measures will be combined with the creation of new habitats which seek to strengthen ecological corridors (particularly woodland and hedgerow boundaries) throughout the site, facilitating the continued dispersal of wildlife whilst delivering further enhancements to biodiversity. Of further note the design has sought to provide additional and diverse biodiversity benefits through creation of new habitat features including wildflower meadow grassland, ponds, swales and reed which will benefit a wide range of protected and notable species including bats, birds, reptiles, amphibians, and invertebrates, which is considered a notable enhancement when compared to existing and intensely managed agricultural land</p>

	<p>which dominates the site and is of limited biodiversity value to a limited assemblage of protected and notable species.</p>
<p>The ecological mitigation proposed is tokenistic</p>	<p>As above, the design has sought to provide additional and diverse biodiversity benefits through creation of new habitat features including wildflower meadow grassland, ponds, swales and reed which will benefit a wide range of protected and notable species including bats, birds, reptiles, amphibians, and invertebrates, which is considered a notable enhancement when compared to existing and intensely managed agricultural land which dominates the site and is of limited biodiversity value to a limited assemblage of protected and notable species. With respect to European Protected Species and dormouse in particular, the development has been designed such that there will be no net loss in suitable habitat for this species and has furthermore, been designed in strict accordance with industry guidance and standards for such species.</p>
<p>The proposal will result in the loss of green space / agricultural land</p>	<p>The site is allocated for development in the LDP.</p>
<p>The proposal is against the future generations act and does not respond to the goals</p>	<p>The proposal does respond to the goals. An appraisal of the scheme against the goals is included in S7 of the Planning Statement.</p>
<p>The area is used for leisure activities by local residents</p>	<p>The land is not used for leisure activities. The coastal path is outside of the application site and there are no public rights of way within the site. As such</p>

	the site is private land and not open to the public.
The existing infrastructure is not adequate to support the development i.e. GP surgeries and schools	A new school is proposed as part of the outline application. A discussion with the Health Board has not raised any issues in terms of capacity at GPs Surgeries.
It is disingenuous and misleading to say that the development will regenerate derelict land or urban land	Comment is noted. The site does comprise areas that were historically land fill and quarry.
It is also disingenuous and misleading to state the proposal will improve leisure and tourism	<p>The proposal will improve connectivity between the Wales Coastal Path and Cosmeston Lakes Country Park which are tourism assets. This is a benefit and therefore not disingenuous.</p> <p>In terms of leisure the site does not provide any leisure opportunities currently. As a result of the proposal the site would include the following leisure areas:</p> <p>1 Neighbourhood Equipped Area of Play (NEAP) circa 1000m²</p> <p>3 Locally Equipped Areas of Play (LEAP) 3 x 400m²</p> <p>4 Local Areas of Play (LAP) 4 x 100m²</p> <p>22,500m² of grass/ meadow, orchards and allotments.</p> <p>The above which excludes private gardens equates to circa 25,100m² of additional leisure facilities. This will be of significant benefit to the local area as the facilities would be accessible to existing/ adjoining occupiers and future</p>

<p>The development is contradictory to the Council, Government, and Country ambitions to reduce impacts upon the environment</p>	<p>occupiers. The application has been fully assessed in terms of impacts.</p>
<p>Development will create pollution and emissions.</p>	<p>The application has been fully assessed in terms of pollution and emissions.</p>

Response to the community consultees

- 5.1 A full copy of all responses received from community consultees are contained within Appendix F. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).
- 5.2 The below tables provide a copy of the responses received, and the design teams' responses to these comments;

Penarth Town Council

Comments

<p>Comment Penarth Town Council notes the extremely thorough exercise undertaken both in terms of urban design analysis and preparatory work to satisfy European environmental legislation. Despite this, however, whilst it has enabled you to advance in planning terms to an outline application (and indicative master plan), all matters save for two external access points are reserved. This leaves some uncertainty as to the product on offer.</p>

The Town Council was grateful that you attended to give it advanced notification of your intentions and ambitions, which of course gain greater cogency through being on land presently owned by Welsh Government. Many of the issues aired at your presentation with Penarth Town Council are indeed incorporated in your plans and written material, but, not all self-build, for example. This goes to the heart of the problem i.e. the method of procurement, selection and enforcement.

Both Welsh Government and the Local Planning Authority will have evidence of the procurement issue and the extent to which this can be secured through planning legislation. A nearby example is Caversham Park adjacent to Cosmeston Park. This development was also built on Welsh Government land. The scheme incorporated green corridors and community facilities neither of which, despite best endeavours were wholly secured. Specifically, dwellings overlooking the main green corridor which had close boarded fences erected by the developers to aid sales which could not be enforced against. A community shopping allocation was abandoned to housing through lack of commercial demand. These are two examples of the danger of wishing places to exist without the mechanism to secure

them. It is hoped that in further revisions, albeit perhaps beyond your remit, but central to your case, such issues can be covered.

The Town Council also considers that as this is Welsh Government land, and only part of the land holding, how is this best used for Future Generations. The indicative master plan is very conventional in demonstrating defensive boundaries (to the south), in terms of the present LDP. That Plan will be reviewed shortly. There is a new planning regime in prospect including strategic development plans and potential devolution of functions. It is at least possible that further development will occur. For example, although you mention the possibility of an extension of the tram along the previous railway alignment your whole consideration is given over to provisions for cyclists and pedestrians. It is not conceivable that Future Generations are best served through such an extension and a park and ride facility, and this is identified only as a contingency and planned for approach.

In addition to this, the Town Council was struck by the Design Commission for Wales's response to the proposal, in that it holds "concerns that the development could become a standard, suburban housing estate falling short of requirements set out in the legislation and the ambition of national planning policy".

Penarth Town Council also shares the Commission's view and in light of The Town Council recently requesting this area be brought into the Penarth Town Council boundary and jurisdiction as part of the Boundary Commission's Review, the final development is very significant to the town and will have a serious and consequential impact upon Penarth in the use of its services, facilities and infrastructure, including secondary schools, GP surgeries, and shops. Access to existing secondary schools for new families living on this development will require safe routes to be incorporated into existing routes in Penarth.

As the current plans stand, the Council remain to be convinced that the application and plans address its concerns.

The current approach of a development of this scale that will create a "village" of 576 homes, housing circa 2000 people, without providing any reliable information regarding any other aspect of the development, is not considered acceptable at this stage.

The Council feels that decision makers are at a stage with this development where they can safeguard exemplar standards and demonstrate an example of how Wales should excel in housing standards.

There are three key documents that the Council feels need to be addressed in the application prior to any level of detail being addressed or agreed.

1. PPW10 — Energy & Sustainability (March 2019)
2. Prosperity for All: Low Carbon Wales (March 2019)
3. UK Housing: Fit for the Future, Committee on Climate Change (February 2019)

All aspects of these three documents should reasonably be expected to apply and the Council sees no reason why a full application should be made until the issues in these documents are addressed fully.

Policy states that new build homes will be Zero Carbon built by 2030. It is evident that retrofitting these homes in 10 years' time is more expensive and uneconomical than building them now as very energy efficient homes. Houses being built now will still be in existence in 2030 and in an "exemplar" development should be built to Zero Carbon standard now.

Though sustainability is frequently spoken about in Austin Smith Lord's Design and Access statement, it does not refer to nor provide any objective measure or methodology to prove that, 'sustainability', has been achieved.

Building homes with east and west elevations (as opposed to north and south) promotes climate change issues rather than address them.

Penarth Town Council does not support the outline application and believes that a full application in which its concerns have been addressed should be required.

Response The comments are noted and welcomed. An outline planning application approach has been decided upon with the aim procuring a range of developers for different phases of the site. By adopting this approach it is considered a more character rich and interesting development will be achieved.

The details mentioned will be addressed at Reserved Matters (RM) stage. RMs will allow flexibility and allow for up to date technology and sustainability principles to be incorporated as required.

Response to specialist consultees

- 6.1 The following comments have been received following consultation with the required specialist consultees. A full copy of the representations received can be reviewed at Appendix G. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

NRW	
Concerns	
Comment	<p>Based on the information provided, we have significant concerns with the proposed development. To overcome these concerns, we would recommend to the planning authority that the following requirements should be met before permission is granted and the conditions listed below are attached to the permission. Otherwise, we would object to the planning application.</p> <p>Requirement 1: European Protected Species - A conservation strategy for dormice, underpinned by an appropriate and robust green infrastructure network Requirement 2: European Protected Species- Surveys for water vole Conditions: 1-3. Land Contamination 4. Designated Sites – Appropriate Buffer Zone 5. Construction Environmental Management Plan – to protect the water environment.</p> <p><i>Further details in relation to each requirement and condition are given below. Please note if further information is provided to satisfy the requirements, it may then be necessary to request further conditions to avoid / mitigate other environmental effects.</i></p> <p>European Protected Species (EPS) We have considered the application above and the ecology reports submitted which include; Welsh Government Biodiversity Surveys Site Management Plan – Cosmeston Farm, Penarth. AECOM dated Nov 2013. Land at Upper Cosmeston Farm, Penarth – Environmental Statement Volumes 1-3 Vol 2 Chapter 8, Ecology. Wardell Armstrong, dated Sept 18. Vol 3 Appendix 8.1, Preliminary Ecological Appraisal. Wardell Armstrong, dated August 2018</p>

Vol 3 Appendix 8:2 Bat survey Report. Wardell Armstrong, dated August 2018

Vol 3 Appendix 8:4 Dormouse Survey Report. Wardell Armstrong, dated September 2018

Vol 3 Appendix 8:5, Great Crested Newt Report. Wardell Armstrong, dated August 2018

Vol 3 Appendix 8:7 Ecology Update Note, EDP, edp5187-roo4b

We welcome the submission of detailed surveys and note the presence of dormice and bats within the development boundary. However, we consider that there is insufficient information submitted with this consultation to determine the likely impacts of the proposals on Dormice and Bats. We are therefore unable to advise if the proposal would be able to avoid a detrimental impact to the maintenance of the favourable conservation status of the populations of species concerned. We advise that further information and surveys are undertaken as detailed below.

All species of British bats, water vole and dormice are European Protected Species, legally protected under The Conservation of Habitats and Species Regulations 2017. Legal protection relates to the animals themselves and the places they use to rest and breed.

Where a European Protected Species is present and development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. One of these requires that the development authorised will 'not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range'.

These requirements are translated into planning policy through Planning Policy Wales (PPW) December 2018, section 6.4.22 and 6.4.23 and Technical Advice Note (TAN) 5, Nature Conservation and Planning (September 2009). The planning authority should take them into account when considering development proposals where a European Protected Species is present.

We note the presence of pipistrelle bats and dormice within the site. We are also aware that water voles have been reintroduced into, and there are records of them in,

Cosmeston Country Park directly opposite the site. However no surveys have been submitted in support of this proposed development.

Due to the potential impacts of the proposed works on these protected species, we require additional information to be submitted in order to be able to assess fully, the impacts upon EPS;

We refer you to our previous scoping advice letter (CAS-78688-C6L4 dated 1 March 2019) that stated:

The ES should include:

- *A detailed assessment of the likely impacts of the proposals (with reference to the proposed works and results of the ecological surveys); and*
- *Details of all the mitigation and/or compensation that will be put in place to off-set any impacts identified. Where such measures are likely to include long-term habitat management, and habitat and species monitoring, these details should also be included.*

We advise that surveys for water voles should also be undertaken, if there is suitable habitat on or immediately adjacent to the site. There are many records for this species at Cosmeston Country Park directly opposite the site, a site which has been the subject of a re-introduction programme. Any changes in water levels and water quality in Sully Brook and Cosmeston Lakes could negatively impact upon the dispersal of this species. We advise that the scope of the protected species surveys should be agreed with the LPA ecologist at an early stage. We recommend that surveys are carried out by a suitably qualified, experienced and where necessary, licenced ecologist, and in accordance published guidance where this exists. We recommend that records from the local biodiversity records centre, and any other relevant local interest groups (e.g. bat groups, ornithological groups, etc) are obtained to inform the assessment of impacts of the proposals. In addition, we advise that the development incorporates robust green infrastructure to allow protected species to continue to inhabit the site and move through it. It is vital that the design of the development avoids having narrow green infrastructure corridors and minimises breaks in those corridors.

The current submission does not appear to address the above. In this context we advise that the formal planning application should include:

- Detailed strategies for the conservation of dormouse and bats. This should include, a detailed assessment of the likely impacts of the proposals and robust measures to seek to mitigate

or compensate the identified impacts. The conservation strategy should include information sufficient to satisfy the legal tests set out Regulation 55 of the Conservation of Habitats and Species Regulations 2017, including ensuring appropriate long-term habitat management. As indicated above, we advise that the development incorporates appropriate and robust green infrastructure.

- Surveys for water vole. Should water vole be confirmed the submission should set out how the development will impact the species and include proposals for their conservation.

The above information is required prior to the determination of any planning application in order to ensure that there will be no detriment to the maintenance of the favourable conservation status of bats, water vole and dormice.

Land Contamination

We consider this site to be environmentally sensitive, given that it is bordered the Cosmeston Lakes and Penarth Coast Sites of Special Scientific Interest (SSSI) and the Severn Estuary Special Area of Conservation (SAC)

We have reviewed the information submitted in relation to land contamination within the Environmental Statement. We agree that it has been demonstrated that there is minimal risk to controlled waters from the contamination identified. However, given the history of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated. Also there is an increased potential for pollution of controlled waters from inappropriate methods of piling and from inappropriately located infiltration systems such as soakaways, unsealed porous pavement systems or infiltration basins.

Therefore, to protect the water environment from any previously undiscovered contamination and to ensure no new pathways are created by piling and /or soakaways which could mobilise contamination, we would request the following conditions are included on any planning permission granted.

Condition 1: Unsuspected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

Condition 2: Surface Water Drainage

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Justification: To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution.

Condition 3: Piling

No development or phase of development, shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling and foundation designs shall be implemented in accordance with the approved details.

Justification: Piling and foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development.

Statutorily Protected Sites and Water Quality

The proposed development site lies adjacent to the Penarth Coast Site of Special Scientific Interest (SSSI), the Severn Estuary SAC/SPA and approximately 120m from the Cosmeston Lakes SSSI.

Cosmeston Lakes is situated 2km south of Penarth. It includes two lakes, created from flooded limestone quarries, which are connected by a narrow channel. These are deep (up to 10m), eutrophic water bodies, which support a range of submerged plants. One of the lakes is of special interest as the only known site in Wales for the presence of starry stonewort *Nitellopsis obtusa*. This species usually grows in lakes of between 1m and 6m in depth.

The Penarth Coast (SSSI) is principally designated for geological features. Also included in the designation are species rich calcareous grassland and cliff-top scrub which support several plant species of limited occurrence and distribution in the area. The nature of the site means that it has the potential for erosion and destabilisation. In our response to the EIA scoping opinion request (CAS-78688-C6L4 dated 1 March 2019) we advised that a robust buffer was required to protect the features of the Penarth Coast SSSI from the proposed development. In addition to addressing proximity risks from curtilages and use of the development site, the size of a buffer should take account of the potential for cliff erosion, as it raises co-dependant long-term management issues for the SSSI and the Wales Coastal Path. Erosion will at some point lead to a need to re-align the path inland. A buffer should ensure there is sufficient land to allow any re-alignment without significant effects on the SSSI special interest and still maintain sufficient width to manage proximity risks from use of the development to the SSSI (e.g. fly tipping from curtilages)

We seek a condition to require a buffer zone and its detail to be agreed.

Condition 4: Buffer Zone

No development or phase of development shall be carried out until the details of a buffer zone along the eastern boundary of the site have been agreed with the LPA. The buffer Zone will be of a scale and nature that will ensure that the special interest of the adjacent SSSI can be maintained in perpetuity. The details to be agreed shall include the maintenance and managed necessary to

achieve its purpose and how this will be secured in perpetuity. The buffer zone will be implemented in accordance with the details agreed with the LPA.

Justification: To safeguard the special interest of the Penarth Coast SSSI

As the proposed development is located in a sensitive location and has the potential to affect the water environment and the integrity of the adjacent designated sites we would require the LPA include the following conditions for an appropriate buffer zone to protect the Penarth Coast SSSI and a Construction Environmental Management Plan to ensure appropriate pollution prevention measures are employed to protect water quality during and after the construction phase.

Condition 5: Construction Environmental Management Plan

No development or phase of development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include but not be limited to :

- Construction methods: details of materials, how waste generated will be managed;
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; species and habitats protection, avoidance and mitigation measures.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details

- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

Habitats Regulation Assessment (HRA)

In our response scoping opinion request (CAS-78688-C6L4 dated 1 March 2019) we advised that an HRA would be required. We note the comments under section 8.5.14 of Appendix 2 of the Environmental Statement that as part of the LDP process an HRA was undertaken and *“Although the EIA site is located adjacent to the Severn Estuary Ramsar/SAC/SPA, an AA concluded that development will not result in any direct impacts given the EIA site is raised on a headland above the Severn Estuary.”*

We also note point 8.5.15 states that *“the EIA site still requires consideration at the project level particularly given that an HRA and AA of allocated development at Upper Cosmeston Farm was based on an allocation of only 235 dwellings.”*

Therefore, prior to determination of the application, the local planning authority, as competent authority, will need to consider an assessment of the proposal on the Severn Estuary SPA and SAC, as required under Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

Response The comments are noted. A full response has been provided by EDP and due to its length is contained at Appendix H to this report.

DCWW

Comments

Comment **SEWERAGE**

Firstly, we can advise that foul flows only from the proposed development can be accommodated within the public sewerage system and no problems are

envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. In order to make a connection to the public sewerage system it may be necessary to cross third party land, for which you must first gain permission from all the relevant landowners. Should you encounter difficulties in gaining the permission to do so, it may be possible to requisition a new sewer under Sections 98 to 101 of the Water Industry Act 1991 from the boundary of the proposed development to the public sewerage system. Should you require further information please write to us at the address given above.

The site is crossed by a 1450mm public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991, Dwr Cymru Welsh Water has rights of access to its apparatus at all times in order to carry out maintenance and repairs. Please note, no part of any building will be permitted within a 10 metre radius from the central point of any manhole chambers along this public sewer. Having regard to the 'Proposed Masterplan' (Drawing No. UFC-ASL-00-00-DR-A-0930) it appears the proposed development, namely proposed school, would be situated outside the protection zone of the public sewer.

Turning to surface water drainage, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. In this instance, we acknowledge receipt of an accompanying 'FCA & Drainage Strategy' prepared by Cambria which indicates proposals to discharge to a surface water body and offer no objection in principle subject to consultation with Vale of Glamorgan Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

....

WATER SUPPLY

We acknowledge that the notice received follows a previous pre-planning enquiry submission on behalf of this developer and by response, concerns were highlighted regarding the ability to ensure an adequate water supply to this strategic development site. Accordingly, it was recommended that a Hydraulic Modelling Assessment (HMA) was undertaken of the public water supply network to examine and consider the impact of this development upon the performance and integrity of the existing networks.

Following the aforementioned response we can confirm receipt of an instruction to undertake a HMA of the public water supply network and are satisfied that suitable solutions have been identified to ensure the development can be served with an adequate water supply. Therefore, as part of consultation on any forthcoming planning application submission, please note that we will seek to control the necessary off-site reinforcement works required for the public water supply network via appropriate planning condition.

....

Response Comments noted, no response required.

CADW

Comments

Comment **Advice**

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.

Having carefully considered the information provided, our records show that there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development. We therefore have no comments to make on the proposed development.

Response Comments noted, no response required.

Coal Authority

Comments

Comment I have checked the site location plan against the information held by the Coal Authority and can confirm that the proposed development site is located outside of the defined coalfield.

Accordingly, there is no requirement to submit a Coal Mining Risk Assessment in support of a planning application for the redevelopment of this site. The Local Planning Authority will not consult the Coal Authority on any planning application for this site.

Response Comments noted, no response required.

WG Agricultural Land

Comments

Comment **1. Agricultural Land Classification (ALC):**

The Department has not previously surveyed the site. According to the Predictive ALC Map, the land is likely to be a mix of Grade 4 and 5.

2. Site:

The Vale of Glamorgan LDP was adopted in June 2017 and includes this area as 'Housing Allocation' (Ref:MG2(24)).

3. Advice:

An ALC survey is not required for this site as it is unlikely to include BMV land. The site is included in the Vale of Glamorgan LDP allocation. Therefore the BMV Land Policy (PPW Paragraph 3.54 & 3.55) does not apply to this application. Should the Department be consulted by the LPA, this would be under arrangements given in TAN6, Annex B6 and relate to technical advice only; not the merits or otherwise of the proposal.

Response Comments noted, no response required.

Health and Safety Executive

Comments

Comment The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need

to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

There is at least one unidentified pipeline in this Local Authority Area.

Response Comments noted, no response required.

Sports Wales

Comments

Comment In accordance with the Vale of Glamorgan's Open Spaces Policy (which has adopted Fields in Trust standards of provision), the supporting Design and Access Statement points out that a development of this size (576 units) would require 21,381m² of outdoor sports space. The Local Planning Authority however has indicated that this provision will not be necessary because the Plymouth and Sully wards have a surplus of such provision.

Sport Wales has concerns about this claimed surplus which has presumably been taken from the Open Space Background Paper 2013. First of all, electoral ward boundaries have no bearing on the use of sports facilities and the facilities available in the Plymouth and Sully wards more than likely serve a wider area. It is noted in the Background Paper that of the other three wards in Penarth - Cornerswell, St Augustines and Stanwell - the latter two fall short of Fields in Trust standards.

Secondly, the Background Paper has included school playing fields in its calculations but in accordance with Fields in Trust guidance these should not be counted unless routinely available to the public. Is this the case? Provision in the Cornerswell ward, which is said to have a surplus, is entirely school playing fields so if they are not available to the public they should be discounted and the ward will then have a significant shortfall.

Further assessment should be undertaken looking at Penarth as a whole, the facilities available to the public

and their catchment areas based on reasonable travel/walking distances (Fields in Trust recommends 1.2km for playing pitches) to properly determine if there is a surplus against the adopted standards.

Having said that, Sport Wales' preference is to see a Playing Pitch Strategy which has taken into account supply and compared that against the specific training and competition needs of local clubs and groups to ensure there are sufficient facilities. If there is a shortfall, the development at Cosmeston could provide an opportunity to boost provision.

Formal sport facilities aside, the proposed provision of play spaces throughout the site is noted but there are no multi use games areas or no significant flat area suitable for informal ball games or other running based activities. There is an area indicated for kick about but this is very small. Sport Wales would therefore like to see a such a facility or area included within the development.

Response The comments are noted and the proposals included the provision of sports pitches within the proposed new school. It is noted from informal dialogue with the Council's Education department that the pitches will be made available for community use.

VOGC Highways

Comments

Comment A full report has been received from Mott MacDonald who are the consultants acting on behalf of the Council.

A copy of the full report is provided at Appendix G. The report concluded that:

Mott MacDonald were commissioned the Vale of Glamorgan Council to review a Transport Assessment and associated Travel Plan, submitted in support of an outline planning application for land at Upper Cosmeston Farm, comprising 576 dwellings and a new two-form Primary School.

Comments and recommendations have been provided in this report and amendments to the Transport Assessment should be made accordingly.

The baseline review has demonstrated that the development site supports the use of non-car modes of travel, with access to existing public transport links and the ability to reach a range of facilities by cycling. Although the distance from the site to many local amenities is beyond the preferred maximum walking distance, it does benefit from the NCN Route 88, which would extend into the heart of the development and provide a dedicated route to the centre of Penarth.

The existing bus network, combined with the proposed improvements, will provide opportunity to make linked trips to nearby railway stations in Penarth, Cogan and Barry. However, due to the distance of the stations from the site, it is not likely many will choose to walk to catch a train. To increase trips by rail the development will rely upon commitments made by Transport for Wales in relation to the South Wales Metro and a significantly improved rail network across South Wales.

A number of personal injury cluster sites have been identified in the study area. Further analysis will be necessary to establish the cause and identify suitable mitigation measures.

The principle objective of the development in terms of transport and access is to reduce reliance on the private car and improve accessibility via sustainable modes. The Transport Assessment is based on a 70/30 split mode of travel. i.e. it considers that 70% of all journeys will be made by private vehicle and 30% by sustainable modes and public transport. This is a 10% reduction in single occupancy trips compared to the current baseline modal share.

Based on the land use and 70/30 modal split, the two-way development trips by car (driver + passenger) is forecast to be approximately 399 vehicles in the AM peak and 259 in the PM peak.

Junction capacity analysis indicates that development trips will result in a 5% increase in traffic at the signalised Merrie Harrier junction. Lavernock Road/Westbourne Road priority has been modelled in detail and is forecast to operate over capacity in the assessed future years, with significant queuing and delay.

It is concluded that although the sustainable measures will help to reduce vehicle trips generated. However, the development should ensure that the impact on the local highway network is mitigated against with the provision of junction and road safety improvements where necessary.

Response The comments are noted. The Transport Assessment has been updated following the receipt of the full report and following further dialogue that has been held with the Highway Authority since the conclusion of the PAC process.

Response to other consultees

- 7.1 The following comments have been received following consultation with the 'other' consultees listed at paragraph 3.6.

Designing Out Crime Officer

Comments

Comment South Wales Police welcome the general layout which provides for good street and public open space surveillance from homes. South Wales Police would also recommend that the following be included in the Design and Access statement,

- 1 All homes to have secure rear gardens with 1.8m walling/fencing/gating.
- 2 All external entrance doors are PAS24:2016 compliant, this is a requirement of Building Regulations in Wales and Secured By Design (SBD)
- 3 All ground floor windows are PAS24:2106 compliant, this is a requirement of Building Regulations in Wales and Secured By Design (SBD)
- 4 All homes to have accessible externally readable utility meters to front elevations.
- 5 A scheme of work in terms of street lighting is submitted to the local authority for approval.
- 6 Affordable/ social housing is required to meet SBD standards in Wales.

South Wales Police would suggest for minimal extra costs all housing and any new schools could be built to Secured by Design standards which has been proven to reduce crime risk by up to 75%. Low crime risk creates not only a safer and more secure development, but a more sustainable and cohesive long term community. Further information can be found on www.securedbydesign.com

South Wales Police believe that with minimal extra costs this development both housing and new schools in its entirety is capable of achieving an SBD Gold Award and would welcome the opportunity to work with developers to achieve this standard.

Response The response is welcomed and noted and will be reviewed in detail at reserved matters stage.

GGAT

Comments

Comment Many thanks for the above pre-application enquiry. We have consulted the regional Historic Environment Record and note the geophysical survey, followed by field evaluation, of the site. Features of potential archaeological interest were identified in Trenches 5 and 7 of the field evaluation, although their exact nature could not be determined during the investigations. The site also includes Lower Cosmeston Farm, which as the submitted assessments notes, is composed of four main structures. Whilst they have undergone alterations, they range in date from Structure A which is 17th century, to Structure D which is late 19th century. All are proposed for demolition, although apart from an access road on the northern edge of the complex, the area is retained as open space on the masterplan.

As a result, should a similar application to the one you have outlined be submitted, we would be unlikely to recommend any further pre-determination works. Rather we would likely recommend a condition requiring the submission of a Written Scheme of Investigation (WSI) which would detail the full investigation of the potential features identified during the evaluation. Additionally we would likely recommend the retention of Lower Cosmeston Farm within the proposed scheme.

Response Thank you for your email of 31 October regarding the buildings at Lower Cosmeston Farm, which was passed to me by Emma Harding at Asbri Planning, in respect of the outline planning application and the recent Pre Application Consultation process. I note your comments in respect of the farm.

Clearly, we don't disagree that the buildings possess a degree of significance worthy of consideration in the planning process – indeed the date, form, chronological development, significance and condition/survival of each building within the farm complex has been investigated and assessed by EDP in completing the heritage report sitting alongside the planning application. This work has informed the development of the proposals for the site and concludes that the most appropriate and proportionate

way of addressing that significance through the planning process is by recording them ahead of demolition, and not through the physical retention of the buildings themselves, in no small part because of the extent to which they have lost original fabric and architectural/decorative features through modification and alteration over time.

As the buildings are not listed and are not 'positive' buildings within the context of a conservation area, it is not clear why justification would be required to support their demolition. Instead, it appears more appropriate that the Local Planning Authority should assess the proposals for this allocated site against the archaeological policies of PPW Edition 10, TAN24 and the adopted Local Development Plan (2017), where a balanced judgement will be required as to the benefits which will be delivered through the development of the site against the relative importance of these non-designated structures.

We do not dispute the age of the buildings, nor do we dispute the fact that the farmhouse (now barn) is identified by the Royal Commission (in both cases this information is clearly set out in the submitted heritage report). It would therefore be helpful to understand the difference between us in terms of the necessity of retaining these farm buildings, which in most cases are in poor condition and show limited architectural merit, especially in the context of an Outline Planning Application where the layout and design of the school will only be worked up and finalised once the relevant Reserved Matters Application comes forward for preparation, consideration and determination.

Further comments from GGAT following above	As discussed in previous correspondence, I would agree that it is for the LPA to balance the desirability of retaining the buildings against the desirability of bringing forward the development of the site and I am fully confident that the LPA will do so. Within this context I would suggest it is appropriate to consider their preservation in-situ, whilst being aware of the alterations that have taken place. For example, I would imagine the potential of the buildings to be preserved as well as the school to be constructed would be considered. However your position is duly noted.
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Future Generations Commissioner

Comments

Comment The Future Generations Commissioner for Wales has a very wide remit and only a limited capacity and resources. As she receives a large amount of consultation requests, she is unable to provide a detailed response to all of them.

Having said that, Planning is one of the areas of focus for our office and we have been working with Welsh Government to change the national planning policy to align with the Well-being of Future Generations Act. You might like to know that our office was involved in the recast Planning Policy Wales to ensure that this fully embeds the Act. We are also currently involved in the work on the new Local Development Plan Manual and the National Development Framework.

As the Commissioner is keen to empower communities, public bodies, private businesses and other organisations to understand and use the Act directly, she has published Future Generations Frameworks. I attach some of these frameworks as they may be useful for your work. The frameworks set prompts to guide public bodies (and others) in formulating policies and taking decisions, but also to scrutinise such decisions or policies.

It is important that well-being objectives (of both public bodies and public services boards), the well-being assessments and plans, the statutory goals and the sustainable development principle (including the 5 ways of working) are considered throughout the process.

As you will see, the prompts set out in the frameworks will be relevant to your consultation exercise (its substance and the way you can use the five ways of working) and should, therefore, guide your work to ensure you are carrying out sustainable development.

I hope that you will find these frameworks useful.

As we would like to create documents that are of great use to people and public bodies, we will continue developing our frameworks. Therefore, I would be grateful if you could provide us with any feedback on your experience of using them as part of your work.

Response The comments are noted. An appraisal of the scheme against the Well-Being goals has been included in Section 7 of the Planning Statement.

Conclusion

- 8.1 Asbri Planning have been instructed by Welsh Government to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the Outline application for residential development, a primary school, community space and 1 ha of Public Open Space with all matters reserved other than access at Land at Upper Cosmeston Farm, Land at Upper Cosmeston Farm, Lavernock Road, Penarth.
- 8.2 This PAC Report is prepared in accordance with Part 1 Section 2F of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the 2016 Order”) and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) (“the 1990 Act”) and responded to the comments received from any interested party consulted under Section 61Z (3) or (4) of the 1990 Act.
- 8.3 As required by Sections 2C, 2D and 2E of the 2016 Order, the forthcoming application has been publicised, consulted upon and considered in accordance with the regulations.
- 8.4 Where appropriate, responses to comments received are provided in addition to details of any amendments to the application package/ proposal arising from the comments received.
- 8.5 In accordance with the above, it is considered that the requirements of Part 1 Section 2C, 2D, 2E and 2F of the 2016 Order have been satisfied.

Appendix A - Copy of Site Notice and map showing their location

Date: 16th September 2019

Our Ref: EH/LG: 18.266

SITE NOTICE

Tel: 02920 732 652

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Outline application for up to 576 units, a primary school, community space and 1ha of public open spaces with all matters reserved other than access

Land at Upper Cosmeston Farm, Lavernock Road, Penarth

Asbri Planning Ltd. gives notice that the Welsh Government is intending to apply for outline planning permission for up to 576 units, a primary school, community space and 1ha of public open space with all matters reserved other than access.

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.

You may inspect copies of:

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

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Penarth Library, Stanwell Road, Penarth, CF64 2YT between the hours of 10am – 5pm on Mondays, Tuesdays, Wednesdays and Fridays, 10am – 7pm on Thursdays, 10am – 4pm on Saturdays. The Library is closed on Sundays and Bank Holidays. Proof of name and address will be required to access the computer facilities if not a member of the Library.

Please note that we are holding a public consultation exhibition on **Tuesday 24th September 2019** between the hours of **12noon to 7pm at the Lakeside Café at Cosmeston Lakes Country Park**. The exhibition will provide an opportunity for local residents to call in to view the design proposals and to ask questions of the design team. Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 14th October 2019.

Dyddiad: 16 Medi 2019
Ein Cyfeirnod: EH/LG: 18.266

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Tel: 02920 732 652

HYSBYSIAD SAFLE

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Cais cynllunio amlinell ar gyfer 576 uned preswyl, ysgol gynradd, gofod cymunedol ag 1ha o dir agored cyhoeddus ar dir ar fferm Cosmeston, Ffordd Lavernock, Penarth.

Mae Asbri Planning Ltd. wedi ei gomisiynu gan Llywodraeth Cymru i drefnu ymgynghoriad cyn gwneud cais cynllunio ynglyn â'r datblygiad arfaethedig uchod. Gan bod y cynlluniau yn gyfystyr a datblygiad mawr, rhaid cynnal cyfnod o ymgynghori cyn cyflwyno cais. Mae hyn yn rhoi cyfle i'r rhai sydd yn dymuno i edrych ar y cais sydd wedi ei ddrafftio a mynegi unrhyw farn.

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn i gais am ganiatâd cynllunio gael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anfanteisio eich hawl 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.

Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. Mae modd defnyddio cyfleusterau cyfrifiadurol yn Llyfrgell Penarth, Ffordd Stanwell, Penarth, CF64 2YT. Oriau agor: 10am – 5pm dydd Llun, Mawrth, Mercher a Gwener, 10am – 7pm dydd Iau, 10am – 4pm dydd Sadwrn. Mae'r llyfrgell ar gau dydd Sul ac ar Wyl y Banc. Bydd angen prawf o enw a cyfeiriad os nad yn aelod o'r llyfrgell.

Mi fyddwn yn cynnal arddangosfa i'r cyhoedd ar **Ddydd Mawrth 24ain Medi 2019** rhwng **12 a 7pm yn Caffi Lakeside, Llynnoedd a Pharc Gwledig Cosmeston**. Bydd cyfle i drigolion lleol edrych ar y cynlluniau a gofyn cwestiynnau i'r tîm datblygu.

Dylai unrhyw sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn 14 Hydref 2019.



Appendix B - List of the addresses of adjoining land owners and/or occupiers and a copy of the draft letter issued

List of Consultees

Add 1	Add2	Add3	Add4	Add5	Add6
Owner/Occupier	Baruch	Fort Road	Lavernock	Penarth	CF64 5UL
Owner/Occupier	Church House	Fort Road	Lavernock	Penarth	CF64 5UL
Owner/Occupier	Church Side Lodge	Fort Road	Lavernock	Penarth	CF64 5UL
Owner/Occupier	Lavernock House	Fort Road	Lavernock	Penarth	CF64 5UL
Owner/Occupier	Sutton Farm	Fort Road	Lavernock	Penarth	CF64 5UL
Owner/Occupier	Tyr Orsaf	Fort Road	Lavernock	Penarth	CF64 5UL
Owner/Occupier	2 Fort Road	Fort Road	Lavernock	Penarth	CF64 5UL
Owner/Occupier	The Old Station	Fort Road	Lavernock	Penarth	CF64 5UL
Owner/Occupier	Lavernock Point Holiday Estate	Fort Road	Lavernock	Penarth	CF64 5UL
Owner/Occupier	Meter Instrucments Ltd.	Fort Road	Lavernock	Penarth	CF64 5UL
Owner/Occupier	St. Lawrence Church	Fort Road	Lavernock	Penarth	CF64 5XQ

Add 1	Add2	Add3	Add4	Add5
Owner/Occupier	Cosmeston Farm Cottage	Lavernock Road	Penarth	CF64 5UP
Owner/Occupier	Lower Cosmeston Farm	Lavernock Road	Penarth	CF64 5UP
Owner/Occupier	190 Lavernock Road	Lavernock Road	Penarth	CF64 5UP
Owner/Occupier	192 Lavernock Road	Lavernock Road	Penarth	CF64 5UP
Owner/Occupier	194 Lavernock Road	Lavernock Road	Penarth	CF64 5UP
Owner/Occupier	The Elms	Lavernock Road	Penarth	CF64 5UP
Owner/Occupier	Twyford Investments Ltd	Lavernock Road	Penarth	CF64 5UP
Owner/Occupier	196 Lavernock Road	Lavernock Road	Penarth	CF64 5UP
Owner/Occupier	198 Lavernock Road	Lavernock Road	Penarth	CF64 5UP
Owner/Occupier	Glamorganshire Golf Club	Lavernock Road	Penarth	CF64 5UP
Owner/Occupier	James Summers and Son	Lavernock Road	Penarth	CF64 5UP
Owner/Occupier	Lavernock Road Serice Station	Lavernock Road	Penarth	CF64 5UP
Owner/Occupier	Penarth Rugby Football Club	Lavernock Road	Penarth	CF64 5UP
Owner/Occupier	Schooner Inn	Lavernock Road	Penarth	CF64 5UP
Owner/Occupier	Cosmeston House	Lavernock Road	Penarth	CF64 5UQ
Owner/Occupier	1-2 Cosmeston Cottages	Lavernock Road	Penarth	CF64 5UQ
Owner/Occupier	3 Cosmeston Cottages	Lavernock Road	Penarth	CF64 5UQ
Owner/Occupier	4 Cosmeston Cottages	Lavernock Road	Penarth	CF64 5UQ

Add 1	Add2	Add3	Add4
Owner/Occupier	1 Upper Cosmeston Farm	Penarth	CF64 5UB
Owner/Occupier	2 Upper Cosmeston Farm	Penarth	CF64 5UB
Owner/Occupier	3 Upper Cosmeston Farm	Penarth	CF64 5UB
Owner/Occupier	4 Upper Cosmeston Farm	Penarth	CF64 5UB
Owner/Occupier	5 Upper Cosmeston Farm	Penarth	CF64 5UB
Owner/Occupier	6 Upper Cosmeston Farm	Penarth	CF64 5UB
Owner/Occupier	7 Upper Cosmeston Farm	Penarth	CF64 5UB
Owner/Occupier	8 Upper Cosmeston Farm	Penarth	CF64 5UB
Owner/Occupier	9 Upper Cosmeston Farm	Penarth	CF64 5UB
Owner/Occupier	10 Upper Cosmeston Farm	Penarth	CF64 5UB
Owner/Occupier	11 Upper Cosmeston Farm	Penarth	CF64 5UB
Owner/Occupier	12 Upper Cosmeston Farm	Penarth	CF64 5UB
Owner/Occupier	13 Upper Cosmeston Farm	Penarth	CF64 5UB
Owner/Occupier	14 Upper Cosmeston Farm	Penarth	CF64 5UB
Owner/Occupier	15 Upper Cosmeston Farm	Penarth	CF64 5UB
Owner/Occupier	16 Upper Cosmeston Farm	Penarth	CF64 5UB
Owner/Occupier	17 Upper Cosmeston Farm	Penarth	CF64 5UB
Owner/Occupier	18 Upper Cosmeston Farm	Penarth	CF64 5UB
Owner/Occupier	19 Upper Cosmeston Farm	Penarth	CF64 5UB
Owner/Occupier	20 Upper Cosmeston Farm	Penarth	CF64 5UB
Owner/Occupier	21 Upper Cosmeston Farm	Penarth	CF64 5UB
Owner/Occupier	22 Upper Cosmeston Farm	Penarth	CF64 5UB
Owner/Occupier	23 Upper Cosmeston Farm	Penarth	CF64 5FB

List of Consultees

Owner/Occupier	1 Falcon Grove	Penarth	CF64 5FB
Owner/Occupier	2 Falcon Grove	Penarth	CF64 5FB
Owner/Occupier	3 Falcon Grove	Penarth	CF64 5FB
Owner/Occupier	4 Falcon Grove	Penarth	CF64 5FB
Owner/Occupier	5 Falcon Grove	Penarth	CF64 5FB
Owner/Occupier	6 Falcon Grove	Penarth	CF64 5FD
Owner/Occupier	1 Oscprey Close	Penarth	CF64 5FD
Owner/Occupier	2 Oscprey Close	Penarth	CF64 5FD
Owner/Occupier	3 Oscprey Close	Penarth	CF64 5FD
Owner/Occupier	4 Oscprey Close	Penarth	CF64 5FD
Owner/Occupier	5 Oscprey Close	Penarth	CF64 5FD
Owner/Occupier	6 Oscprey Close	Penarth	CF64 5FD
Owner/Occupier	7 Oscprey Close	Penarth	CF64 5FD
Owner/Occupier	8 Oscprey Close	Penarth	CF64 5FD
Owner/Occupier	9 Oscprey Close	Penarth	CF64 5FD
Owner/Occupier	10 Oscprey Close	Penarth	CF64 5FD
Owner/Occupier	11 Oscprey Close	Penarth	CF64 5FD
Owner/Occupier	12 Oscprey Close	Penarth	CF64 5FD
Owner/Occupier	13 Oscprey Close	Penarth	CF64 5FD
Owner/Occupier	15 Oscprey Close	Penarth	CF64 5FH
Owner/Occupier	1 Raven Way	Penarth	CF64 5FH
Owner/Occupier	2 Raven Way	Penarth	CF64 5FH
Owner/Occupier	3 Raven Way	Penarth	CF64 5FH
Owner/Occupier	4 Raven Way	Penarth	CF64 5FH
Owner/Occupier	5 Raven Way	Penarth	CF64 5FH
Owner/Occupier	6 Raven Way	Penarth	CF64 5FH
Owner/Occupier	7 Raven Way	Penarth	CF64 5FH
Owner/Occupier	8 Raven Way	Penarth	CF64 5FH
Owner/Occupier	9 Raven Way	Penarth	CF64 5FH
Owner/Occupier	10 Raven Way	Penarth	CF64 5FH
Owner/Occupier	11 Raven Way	Penarth	CF64 5FH
Owner/Occupier	12 Raven Way	Penarth	CF64 5FH
Owner/Occupier	13 Raven Way	Penarth	CF64 5FH
Owner/Occupier	14 Raven Way	Penarth	CF64 5FH
Owner/Occupier	15 Raven Way	Penarth	CF64 5FH
Owner/Occupier	16 Raven Way	Penarth	CF64 5FH
Owner/Occupier	17 Raven Way	Penarth	CF64 5FH
Owner/Occupier	18 Raven Way	Penarth	CF64 5FH
Owner/Occupier	19 Raven Way	Penarth	CF64 5FH
Owner/Occupier	21 Raven Way	Penarth	CF64 5FH
Owner/Occupier	23 Raven Way	Penarth	CF64 5FA
Owner/Occupier	1 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	2 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	3 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	4 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	5 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	6 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	7 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	8 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	9 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	10 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	11a Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	11 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	12 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	13 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	14 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	15 Cosmeston Drive	Penarth	CF64 5FA

List of Consultees

Owner/Occupier	68 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	69 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	70 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	71 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	72 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	73 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	74 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	75 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	76 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	77 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	78 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	79 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	80 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	81 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	82 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	83 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	84 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	85 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	86 Cosmeston Drive	Penarth	CF64 5FA
Owner/Occupier	87 Cosmeston Drive	Penarth	CF64 5FE

Owner/Occupier	1 Fulmar Close	Penarth	CF64 5FE
Owner/Occupier	2 Fulmar Close	Penarth	CF64 5FE
Owner/Occupier	3 Fulmar Close	Penarth	CF64 5FE
Owner/Occupier	4 Fulmar Close	Penarth	CF64 5FE
Owner/Occupier	5 Fulmar Close	Penarth	CF64 5FE
Owner/Occupier	6 Fulmar Close	Penarth	CF64 5FE
Owner/Occupier	7 Fulmar Close	Penarth	CF64 5FE
Owner/Occupier	8 Fulmar Close	Penarth	CF64 5FE
Owner/Occupier	9 Fulmar Close	Penarth	CF64 5FE
Owner/Occupier	10 Fulmar Close	Penarth	CF64 5FE
Owner/Occupier	11 Fulmar Close	Penarth	CF64 5FE
Owner/Occupier	12 Fulmar Close	Penarth	CF64 5FE
Owner/Occupier	13 Fulmar Close	Penarth	CF64 5FE
Owner/Occupier	14 Fulmar Close	Penarth	CF64 5FE
Owner/Occupier	15 Fulmar Close	Penarth	CF64 5FE
Owner/Occupier	16 Fulmar Close	Penarth	CF64 5FE
Owner/Occupier	17 Fulmar Close	Penarth	CF64 5FE
Owner/Occupier	18 Fulmar Close	Penarth	CF64 5FE
Owner/Occupier	19 Fulmar Close	Penarth	CF64 5FE
Owner/Occupier	20 Fulmar Close	Penarth	CF64 5FE
Owner/Occupier	21 Fulmar Close	Penarth	CF64 5FE
Owner/Occupier	22 Fulmar Close	Penarth	CF64 5FX

Owner/Occupier	1 Shearwater Close	Penarth	CF64 5FX
Owner/Occupier	2 Shearwater Close	Penarth	CF64 5FX
Owner/Occupier	3 Shearwater Close	Penarth	CF64 5FX
Owner/Occupier	4 Shearwater Close	Penarth	CF64 5FX
Owner/Occupier	5 Shearwater Close	Penarth	CF64 5FX
Owner/Occupier	6 Shearwater Close	Penarth	CF64 5FX
Owner/Occupier	7 Shearwater Close	Penarth	CF64 5FX
Owner/Occupier	8 Shearwater Close	Penarth	CF64 5FX
Owner/Occupier	9 Shearwater Close	Penarth	CF64 5FX
Owner/Occupier	10 Shearwater Close	Penarth	CF64 5FT

List of Consultees

Owner/Occupier	1 Petrel Close	Penarth	CF64 5FT
Owner/Occupier	2 Petrel Close	Penarth	CF64 5FT
Owner/Occupier	3 Petrel Close	Penarth	CF64 5FT
Owner/Occupier	4 Petrel Close	Penarth	CF64 5FT
Owner/Occupier	5 Petrel Close	Penarth	CF64 5FT
Owner/Occupier	6 Petrel Close	Penarth	CF64 5FT
Owner/Occupier	7 Petrel Close	Penarth	CF64 5FT
Owner/Occupier	8 Petrel Close	Penarth	CF64 5FT
Owner/Occupier	9 Petrel Close	Penarth	CF64 5FT
Owner/Occupier	10 Petrel Close	Penarth	CF64 5FT
Owner/Occupier	11 Petrel Close	Penarth	CF64 5FT
Owner/Occupier	12 Petrel Close	Penarth	CF64 5FT
Owner/Occupier	13 Petrel Close	Penarth	CF64 5FT
Owner/Occupier	14 Petrel Close	Penarth	CF64 5FT
Owner/Occupier	15 Petrel Close	Penarth	CF64 5FT
Owner/Occupier	17 Petrel Close	Penarth	CF64 5FS
Owner/Occupier	1 Bittern Way	Penarth	CF64 5FS
Owner/Occupier	2 Bittern Way	Penarth	CF64 5FS
Owner/Occupier	3 Bittern Way	Penarth	CF64 5FS
Owner/Occupier	4 Bittern Way	Penarth	CF64 5FS
Owner/Occupier	5 Bittern Way	Penarth	CF64 5FS
Owner/Occupier	6 Bittern Way	Penarth	CF64 5FS
Owner/Occupier	7 Bittern Way	Penarth	CF64 5FS
Owner/Occupier	8 Bittern Way	Penarth	CF64 5FS
Owner/Occupier	9 Bittern Way	Penarth	CF64 5FS
Owner/Occupier	10 Bittern Way	Penarth	CF64 5FS

Owner/Occupier	11 Bittern Way	Penarth	CF64 5FS
Owner/Occupier	12 Bittern Way	Penarth	CF64 5FS
Owner/Occupier	13 Bittern Way	Penarth	CF64 5FS
Owner/Occupier	14 Bittern Way	Penarth	CF64 5FS
Owner/Occupier	15 Bittern Way	Penarth	CF64 5FS
Owner/Occupier	16 Bittern Way	Penarth	CF64 5FS
Owner/Occupier	17 Bittern Way	Penarth	CF64 5FS
Owner/Occupier	18 Bittern Way	Penarth	CF64 5FS
Owner/Occupier	19 Bittern Way	Penarth	CF64 5FS
Owner/Occupier	20 Bittern Way	Penarth	CF64 5FS
Owner/Occupier	21 Bittern Way	Penarth	CF64 5FS
Owner/Occupier	22 Bittern Way	Penarth	CF64 5FU
Owner/Occupier	1 Plover Way	Penarth	CF64 5FU
Owner/Occupier	2 Plover Way	Penarth	CF64 5FU
Owner/Occupier	3 Plover Way	Penarth	CF64 5FU
Owner/Occupier	4 Plover Way	Penarth	CF64 5FU
Owner/Occupier	5 Plover Way	Penarth	CF64 5FU
Owner/Occupier	6 Plover Way	Penarth	CF64 5FU
Owner/Occupier	7 Plover Way	Penarth	CF64 5FU
Owner/Occupier	8 Plover Way	Penarth	CF64 5FU
Owner/Occupier	9 Plover Way	Penarth	CF64 5FU
Owner/Occupier	10 Plover Way	Penarth	CF64 5FU
Owner/Occupier	11 Plover Way	Penarth	CF64 5FU
Owner/Occupier	12 Plover Way	Penarth	CF64 5FU
Owner/Occupier	14 Plover Way	Penarth	CF64 5RY

List of Consultees

Owner/Occupier	12 Plover Way	Penarth	CF64 5FU
Owner/Occupier	14 Plover Way	Penarth	CF64 5RY
Owner/Occupier	12 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	13 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	14 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	15 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	16 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	17 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	18 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	19 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	20 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	21 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	22 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	23 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	24 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	25 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	26 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	27 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	28 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	29 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	30 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	31 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	32 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	33 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	34 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	35 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	36 Whitcliffe Drive	Penarth	CF64 5RY
Owner/Occupier	37 Whitcliffe Drive	Penarth	CF64 5FG
Owner/Occupier	1 Mallard Way	Penarth	CF64 5FG
Owner/Occupier	2 Mallard Way	Penarth	CF64 5FG
Owner/Occupier	3 Mallard Way	Penarth	CF64 5FG
Owner/Occupier	4 Mallard Way	Penarth	CF64 5FG
Owner/Occupier	5 Mallard Way	Penarth	CF64 5FG
Owner/Occupier	6 Mallard Way	Penarth	CF64 5FG
Owner/Occupier	7 Mallard Way	Penarth	CF64 5FG
Owner/Occupier	8 Mallard Way	Penarth	CF64 5FG
Owner/Occupier	9 Mallard Way	Penarth	CF64 5FG
Owner/Occupier	10 Mallard Way	Penarth	CF64 5FG

Owner/Occupier	11 Mallard Way	Penarth	CF64 5FF
Owner/Occupier	1 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	2 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	3 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	4 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	5 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	6 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	7 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	8 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	9 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	10 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	11 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	12 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	13 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	14 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	15 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	16 Althorp Drive	Penarth	CF64 5FF

List of Consultees

Owner/Occupier	17 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	18 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	19 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	20 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	21 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	22 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	23 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	24 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	25 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	26 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	27 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	28 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	29 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	30 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	31 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	32 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	33 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	34 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	35 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	36 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	38 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	40 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	42 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	44 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	46 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	48 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	50 Althorp Drive	Penarth	CF64 5FF
Owner/Occupier	52 Althorp Drive	Penarth	CF64 5GA
Owner/Occupier	1 Lawping Close	Penarth	CF64 5GA
Owner/Occupier	2 Lawping Close	Penarth	CF64 5GA
Owner/Occupier	3 Lawping Close	Penarth	CF64 5GA
Owner/Occupier	4 Lawping Close	Penarth	CF64 5GA
Owner/Occupier	5 Lawping Close	Penarth	CF64 5GA
Owner/Occupier	6 Lawping Close	Penarth	CF64 5GA
Owner/Occupier	7 Lawping Close	Penarth	CF64 5GA
Owner/Occupier	8 Lawping Close	Penarth	CF64 5GA
Owner/Occupier	9 Lawping Close	Penarth	CF64 5GA

List of Consultees

Owner/Occupier	10 Lawping Close	Penarth	CF64 5GA
Owner/Occupier	11 Lawping Close	Penarth	CF64 5GA
Owner/Occupier	12 Lawping Close	Penarth	CF64 5GA
Owner/Occupier	13 Lawping Close	Penarth	CF64 5GA
Owner/Occupier	14 Lawping Close	Penarth	CF64 5FJ
Owner/Occupier	37 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	39 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	41 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	43 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	45 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	47 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	49 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	51 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	53 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	54 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	55 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	56 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	58 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	60 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	62 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	64 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	66 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	68 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	70 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	72 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	74 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	76 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	78 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	80 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	82 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	84 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	86 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	88 Althorp Drive	Penarth	CF64 5FJ
Owner/Occupier	90 Althorp Drive	Penarth	CF64 5FN
Owner/Occupier	1 Kestrel Way	Penarth	CF64 5FN
Owner/Occupier	2 Kestrel Way	Penarth	CF64 5FN

List of Consultees

Owner/Occupier	3 Kestrel Way	Penarth	CF64 5FN
Owner/Occupier	4 Kestrel Way	Penarth	CF64 5FN
Owner/Occupier	5 Kestrel Way	Penarth	CF64 5FN
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Owner/Occupier	13 Kestrel Way	Penarth	CF64 5FN
Owner/Occupier	14 Kestrel Way	Penarth	CF64 5FN
Owner/Occupier	15 Kestrel Way	Penarth	CF64 5FW
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Owner/Occupier	23 Merlin Close	Penarth	CF64 5FW

List of Consultees

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List of Consultees

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Owner/Occupier	53 Brockhill Way	Penarth	CF64 5QD

List of Consultees

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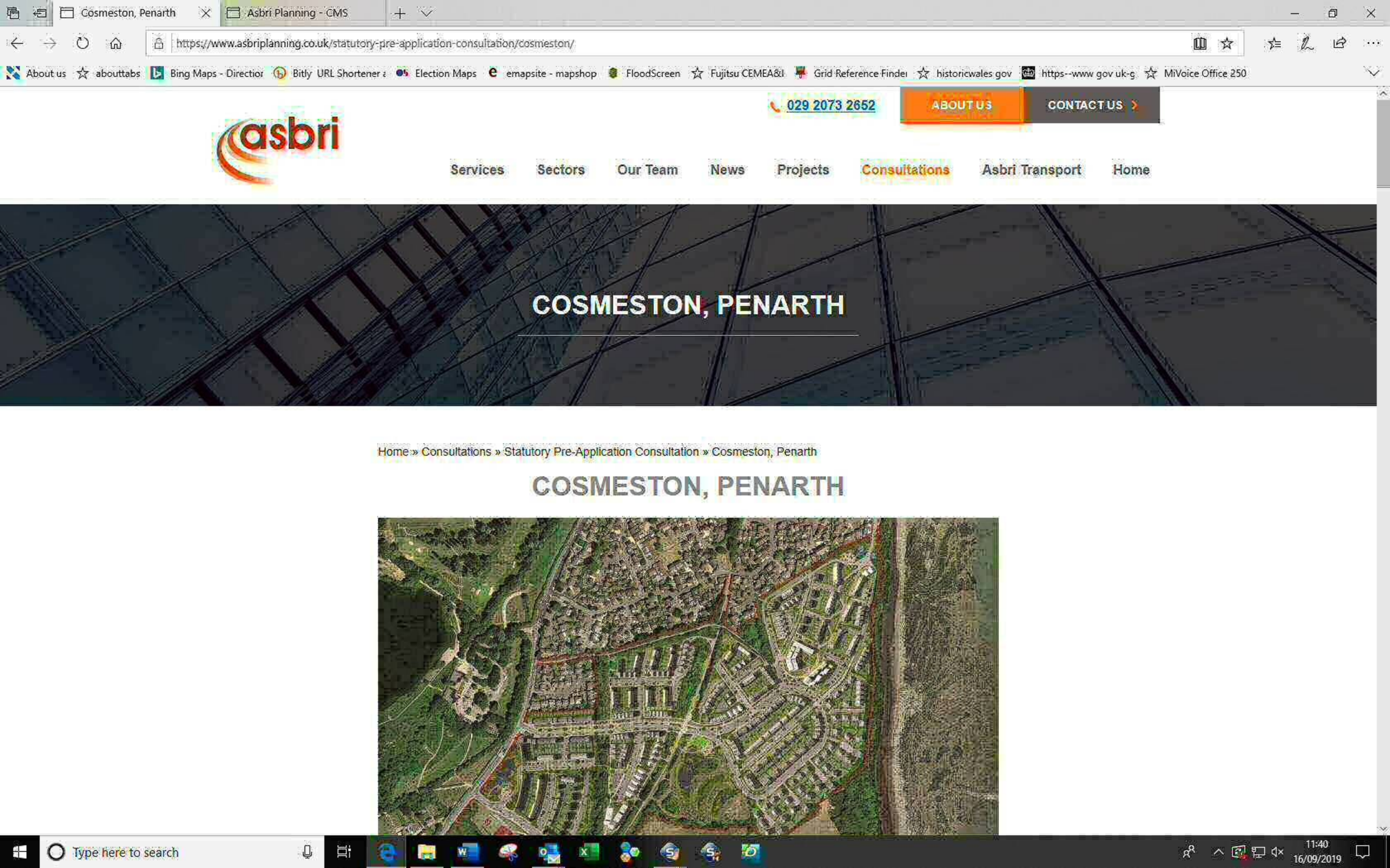
Add 1	Add2	Add3	Add4	Add5	Add6
Stevon Watkins	stevon.g.watkins@barratthomes.co.uk	Barratts South Wales			
Warren Fryer	wfryer@westernpower.co.uk	Western Power Distribution			
Lee Howells	LMHowells@valeofglamorgan.gov.uk	Vale of Glamorgan Highways			
Sally Walker	sallywalker@caterleisure.co.uk	Refresh Lakeside Café	Cosmeston Lakes Country Park		
Owner / Occupier	Cosmestoncafe@caterleisure.co.uk				
Owner/Occupier	Cosmeston Lake Country Park	cosmestonlakes@valeofglamorgan.gov.uk			
Steve Pickering	Countryside Team Leader	sppickering@valeofglamorgan.gov.uk			
Brendan Sadka	brendan.sadka@icloud.com				
Bryony	bryonya122@gmail.com				
Ian Hartrey	ian_hartrey@hotmail.com				

Add 1	Add 2	Add 3
Cllr. Kevin Mahoney	kpmahoney@valeofglamorgan.gov.uk	
Cllr. Bob Penrose	BPenrose@valeofglamorgan.gov.uk	
Sully and Lavernock Community Council	sullycouncil@btconnect.com	
Cllr Benjamin Gray	btgray@valeofglamorgan.gov.uk	
Cllr Kathryn McCaffer	kfmccaffer@valeofglamorgan.gov.uk	
Penarth Town Council	eboylan@penarthtowncouncil.gov.uk	

List of Consultees

Add 1	Add 2	Add 3
Mr. Kevin Mahoney	kpmahoney@valeofglamorgan.gov.uk	
Mr. Bob Penrose	BPenrose@valeofglamorgan.gov.uk	
Sully and Lavernock Community Council	sullycouncil@btconnect.com	
Mr Benjamin Gray	btgray@valeofglamorgan.gov.uk	
Ms Kathryn McCaffer	kfmccaffer@valeofglamorgan.gov.uk	
Penarth Town Council	eboylan@penarthtowncouncil.gov.uk	

Appendix C - Screenshot of the Asbri Planning Website



029 2073 2652

ABOUT US

CONTACT US >

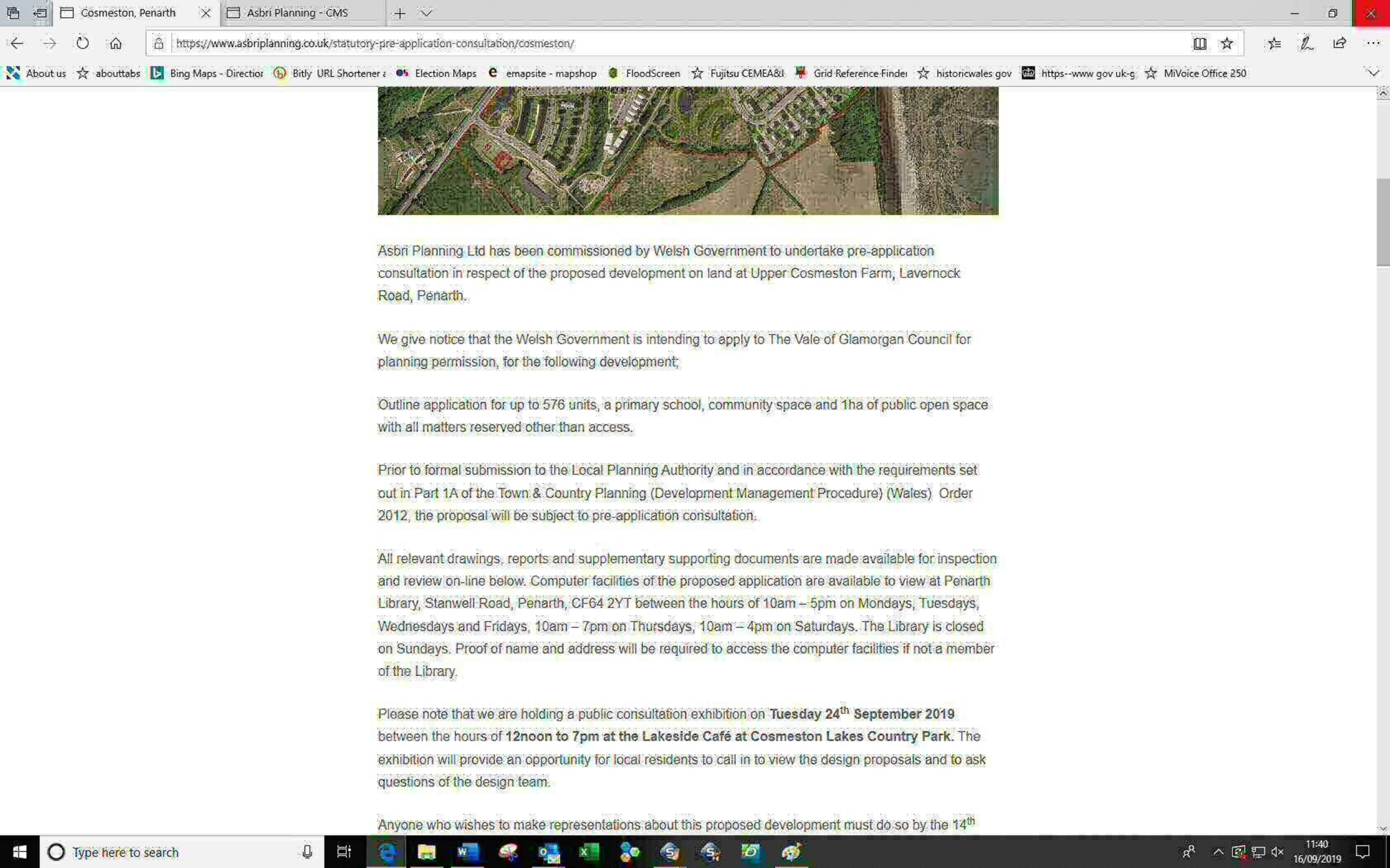
- Services
- Sectors
- Our Team
- News
- Projects
- Consultations
- Asbri Transport
- Home

COSMESTON, PENARTH

Home » Consultations » Statutory Pre-Application Consultation » Cosmeston, Penarth

COSMESTON, PENARTH





Asbri Planning Ltd has been commissioned by Welsh Government to undertake pre-application consultation in respect of the proposed development on land at Upper Cosmeston Farm, Lavernock Road, Penarth.

We give notice that the Welsh Government is intending to apply to The Vale of Glamorgan Council for planning permission, for the following development;

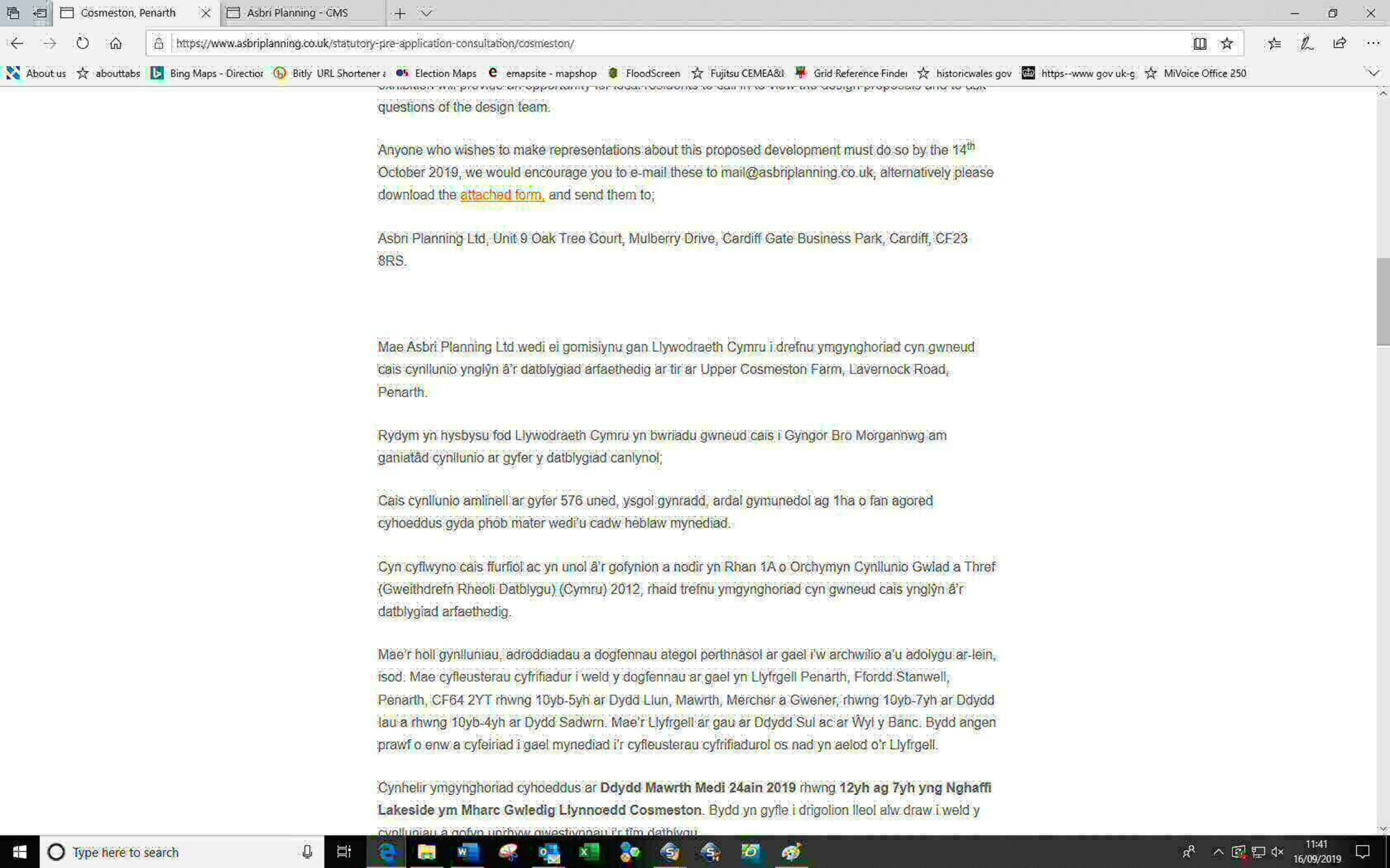
Outline application for up to 576 units, a primary school, community space and 1ha of public open space with all matters reserved other than access.

Prior to formal submission to the Local Planning Authority and in accordance with the requirements set out in Part 1A of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, the proposal will be subject to pre-application consultation.

All relevant drawings, reports and supplementary supporting documents are made available for inspection and review on-line below. Computer facilities of the proposed application are available to view at Penarth Library, Stanwell Road, Penarth, CF64 2YT between the hours of 10am – 5pm on Mondays, Tuesdays, Wednesdays and Fridays, 10am – 7pm on Thursdays, 10am – 4pm on Saturdays. The Library is closed on Sundays. Proof of name and address will be required to access the computer facilities if not a member of the Library.

Please note that we are holding a public consultation exhibition on **Tuesday 24th September 2019** between the hours of **12noon to 7pm** at the **Lakeside Café at Cosmeston Lakes Country Park**. The exhibition will provide an opportunity for local residents to call in to view the design proposals and to ask questions of the design team.

Anyone who wishes to make representations about this proposed development must do so by the 14th



https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cosmeston/

questions of the design team.

Anyone who wishes to make representations about this proposed development must do so by the 14th October 2019, we would encourage you to e-mail these to mail@asbriplanning.co.uk, alternatively please download the [attached form](#), and send them to;

Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS.

Mae Asbri Planning Ltd wedi ei gomisiynu gan Llywodraeth Cymru i drefnu ymgynghoriad cyn gwneud cais cynllunio ynglŷn â'r datblygiad arfaethedig ar tir ar Upper Cosmeston Farm, Lavernock Road, Penarth.

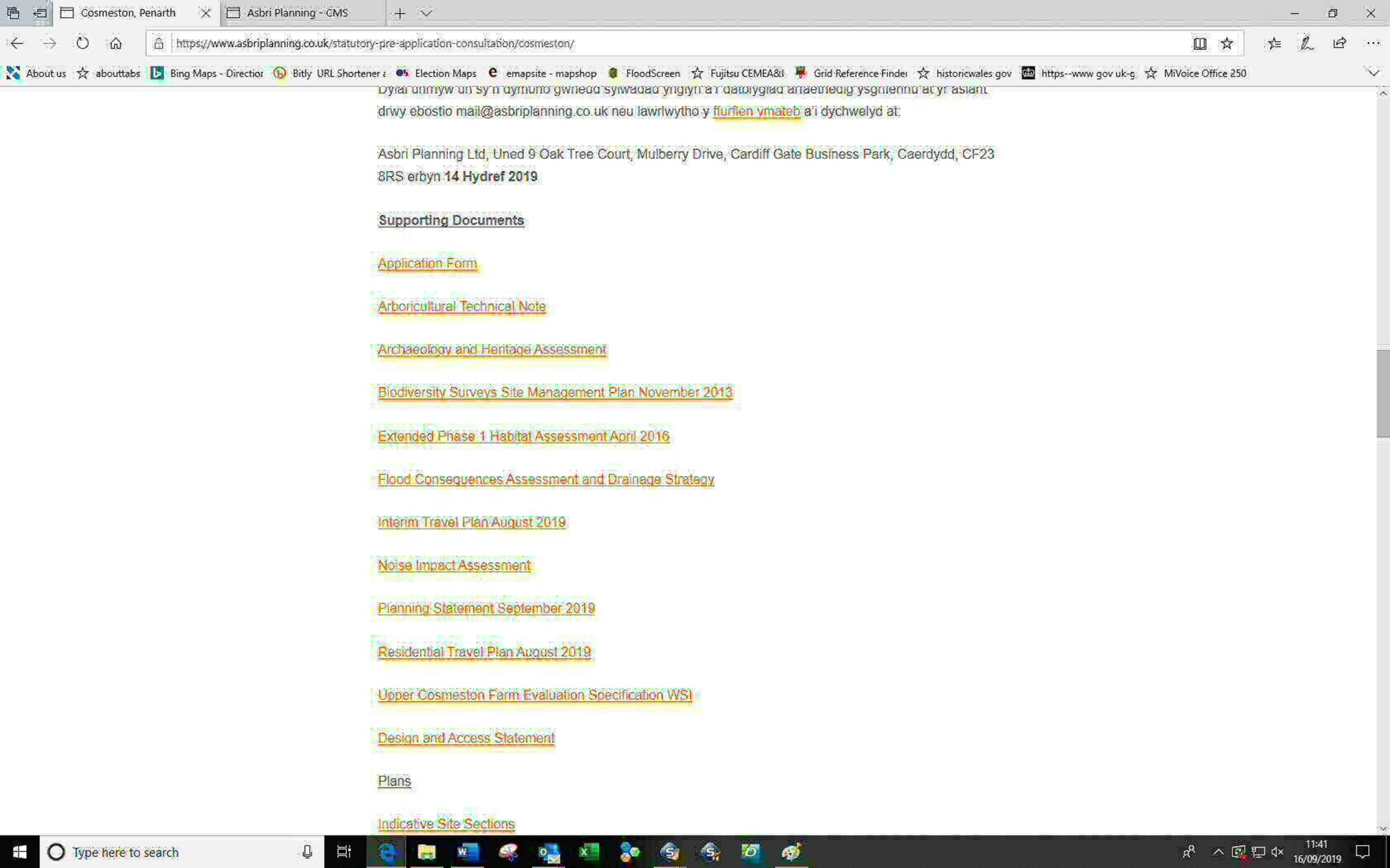
Rydym yn hysbysu fod Llywodraeth Cymru yn bwriadu gwneud cais i Gyngor Bro Morgannwg am ganiatâd cynllunio ar gyfer y datblygiad canlynol;

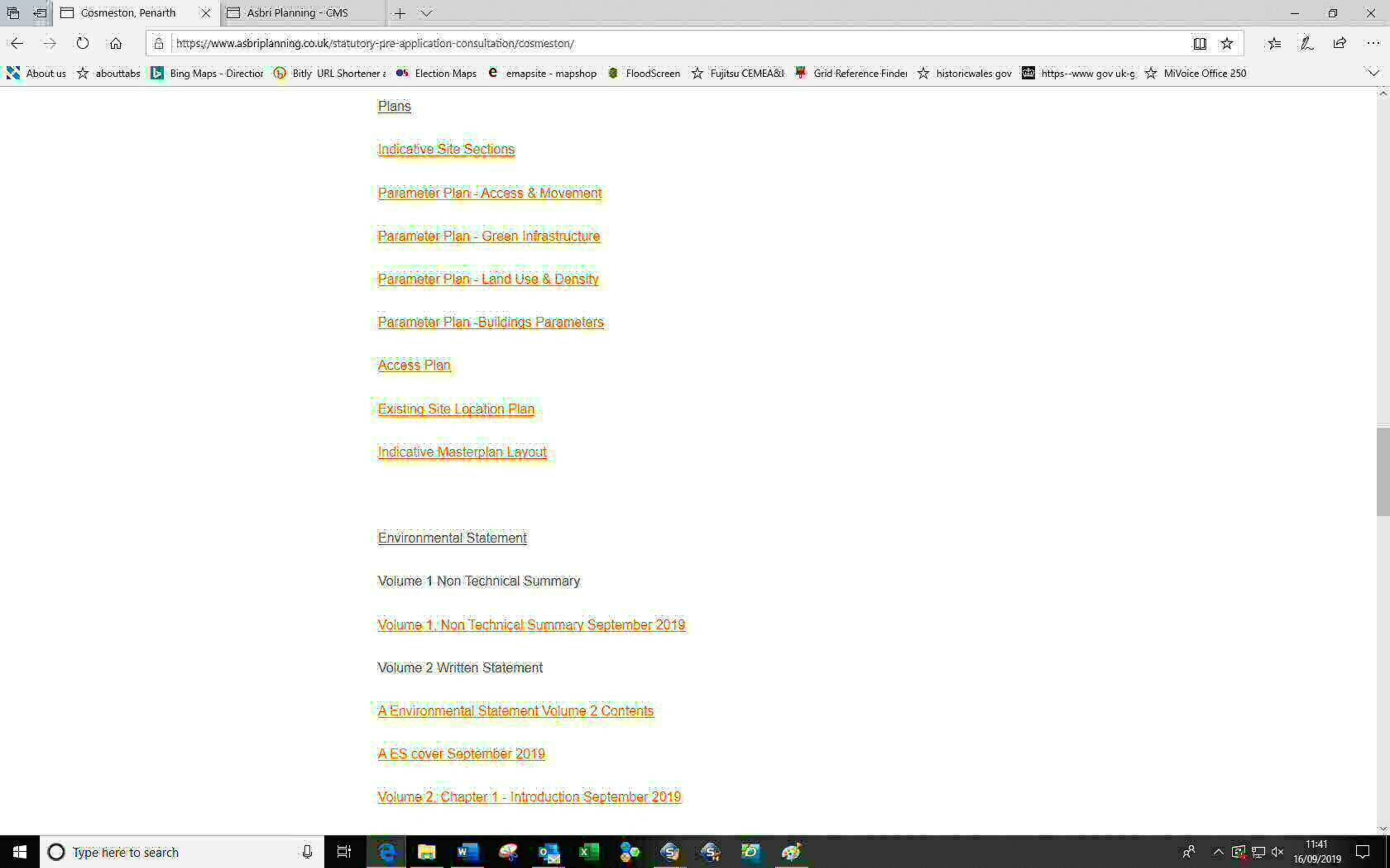
Cais cynllunio amlinell ar gyfer 576 uned, ysgol gynradd, ardal gymunedol ag 1ha o fan agored cyhoeddus gyda phob mater wedi'u cadw heblaw mynediad.

Cyn cyflwyno cais ffurfiol ac yn unol â'r gofynion a nodir yn Rhan 1A o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid trefnu ymgynghoriad cyn gwneud cais ynglŷn â'r datblygiad arfaethedig.

Mae'r holl gynlluniau, adroddiadau a dogfennau ategol perthnasol ar gael i'w archwilio a'u adolygu ar-lein, isod. Mae cyfleusterau cyfrifiadur i weld y dogfennau ar gael yn Llyfrgell Penarth, Ffordd Stanwell, Penarth, CF64 2YT rhwng 10yb-5yh ar Dydd Llun, Mawrth, Mercher a Gwener, rhwng 10yb-7yh ar Ddydd Iau a rhwng 10yb-4yh ar Dydd Sadwrn. Mae'r Llyfrgell ar gau ar Ddydd Sul ac ar Wyl y Banc. Bydd angen prawf o enw a cyfeiriad i gael mynediad i'r cyfleusterau cyfrifiadurol os nad yn aelod o'r Llyfrgell.

Cynhelir ymgynghoriad cyhoeddus ar **Ddydd Mawrth Medi 24ain 2019** rhwng 12yh ag 7yh yng Nghaffi Lakeside ym **Mharc Gwledig Llynnoedd Cosmeston**. Bydd yn gyfle i drigolion lleol alw draw i weld y cynlluniau a gofyn unrhyw gwestiynau i'r ffm datblygu.





https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cosmeston/

[Plans](#)

[Indicative Site Sections](#)

[Parameter Plan - Access & Movement](#)

[Parameter Plan - Green Infrastructure](#)

[Parameter Plan - Land Use & Density](#)

[Parameter Plan - Buildings Parameters](#)

[Access Plan](#)

[Existing Site Location Plan](#)

[Indicative Masterplan Layout](#)

[Environmental Statement](#)

[Volume 1 Non Technical Summary](#)

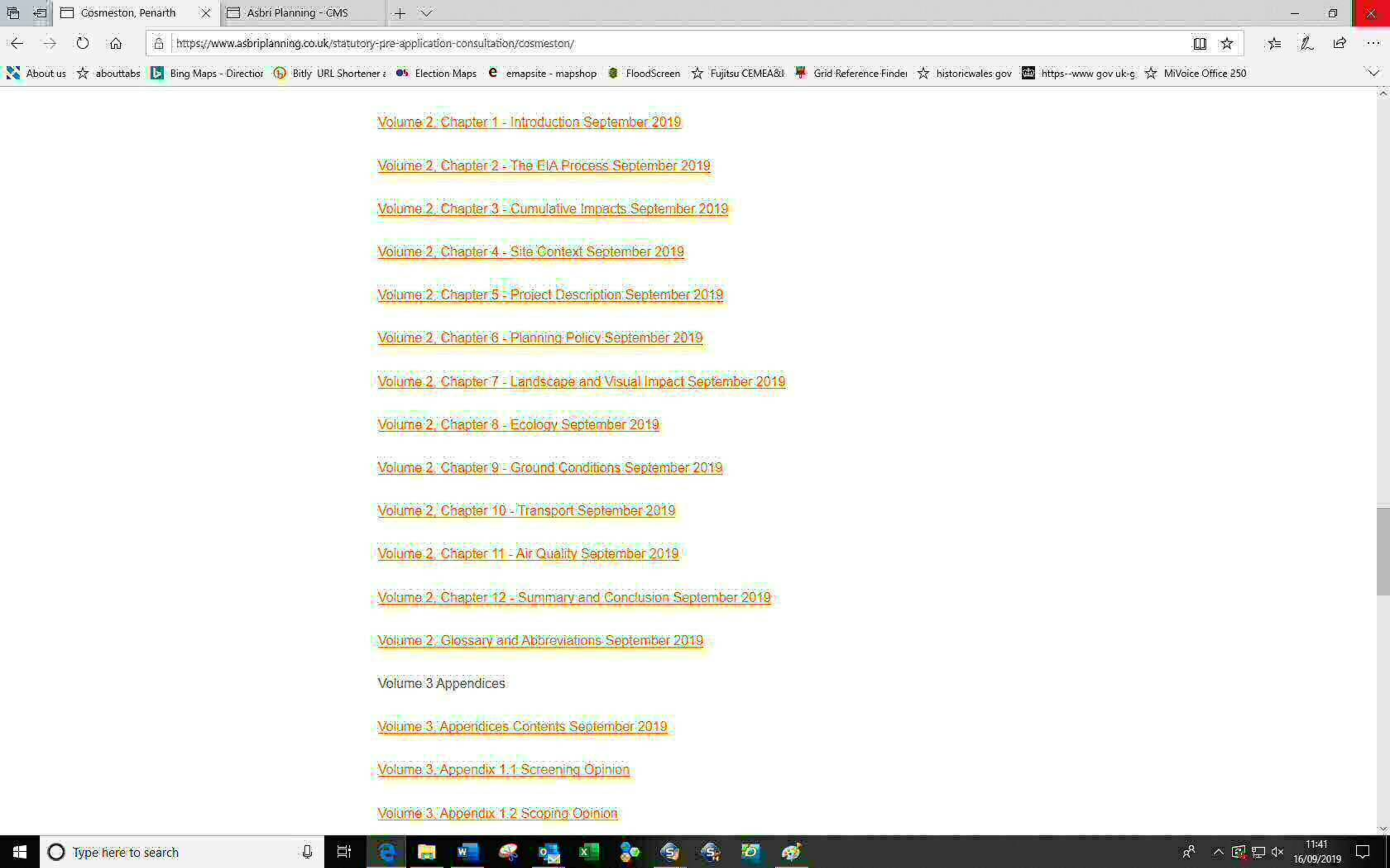
[Volume 1 Non Technical Summary September 2019](#)

[Volume 2 Written Statement](#)

[A Environmental Statement Volume 2 Contents](#)

[A ES cover September 2019](#)

[Volume 2 Chapter 1 - Introduction September 2019](#)



[Volume 2, Chapter 1 - Introduction September 2019](#)

[Volume 2, Chapter 2 - The EIA Process September 2019](#)

[Volume 2, Chapter 3 - Cumulative Impacts September 2019](#)

[Volume 2, Chapter 4 - Site Context September 2019](#)

[Volume 2, Chapter 5 - Project Description September 2019](#)

[Volume 2, Chapter 6 - Planning Policy September 2019](#)

[Volume 2, Chapter 7 - Landscape and Visual Impact September 2019](#)

[Volume 2, Chapter 8 - Ecology September 2019](#)

[Volume 2, Chapter 9 - Ground Conditions September 2019](#)

[Volume 2, Chapter 10 - Transport September 2019](#)

[Volume 2, Chapter 11 - Air Quality September 2019](#)

[Volume 2, Chapter 12 - Summary and Conclusion September 2019](#)

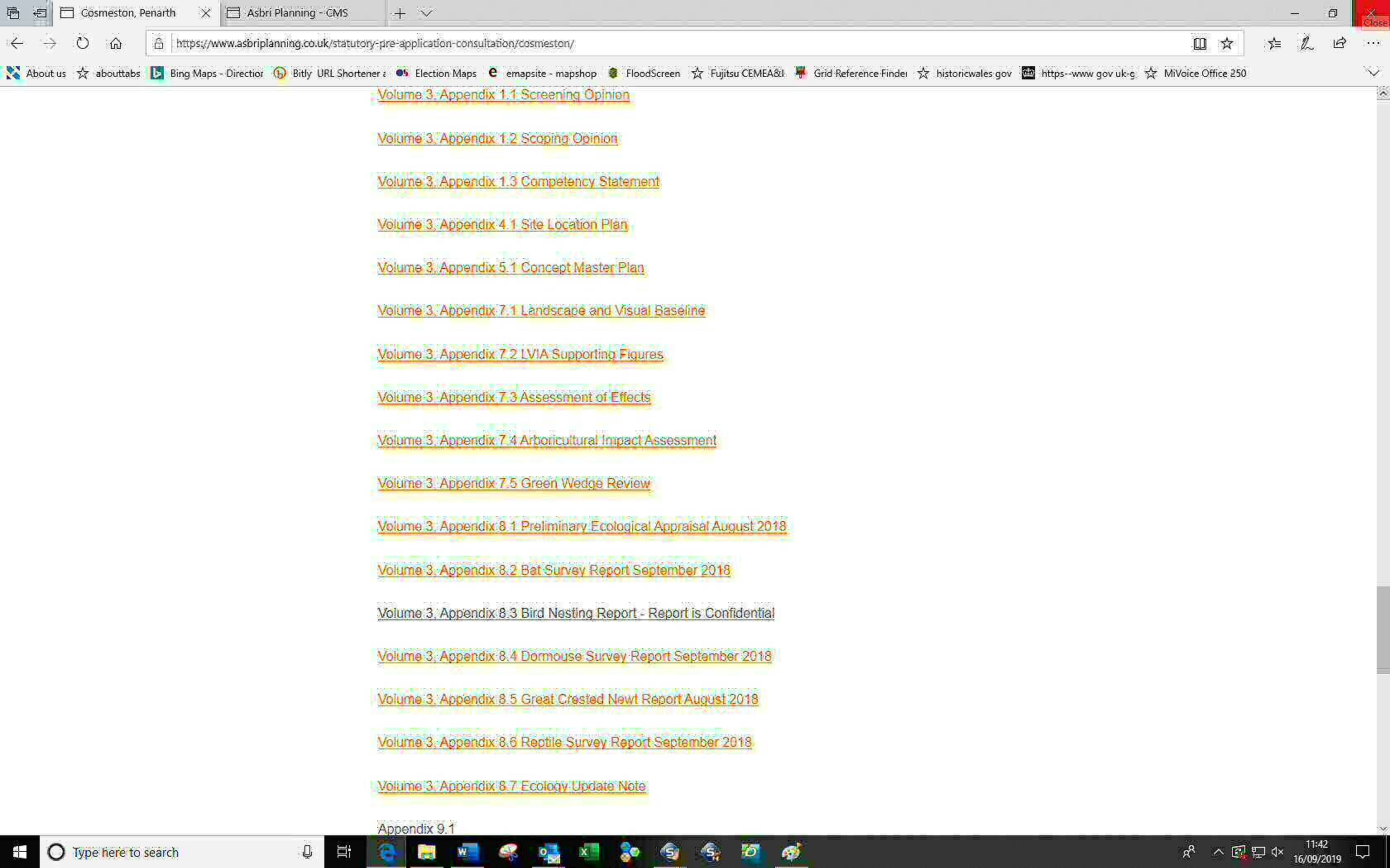
[Volume 2, Glossary and Abbreviations September 2019](#)

[Volume 3 Appendices](#)

[Volume 3, Appendices Contents September 2019](#)

[Volume 3, Appendix 1.1 Screening Opinion](#)

[Volume 3, Appendix 1.2 Scoping Opinion](#)



https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cosmeston/

[Volume 3, Appendix 1.1 Screening Opinion](#)

[Volume 3, Appendix 1.2 Scoping Opinion](#)

[Volume 3, Appendix 1.3 Competency Statement](#)

[Volume 3, Appendix 4.1 Site Location Plan](#)

[Volume 3, Appendix 5.1 Concept Master Plan](#)

[Volume 3, Appendix 7.1 Landscape and Visual Baseline](#)

[Volume 3, Appendix 7.2 LVIA Supporting Figures](#)

[Volume 3, Appendix 7.3 Assessment of Effects](#)

[Volume 3, Appendix 7.4 Arboricultural Impact Assessment](#)

[Volume 3, Appendix 7.5 Green Wedge Review](#)

[Volume 3, Appendix 8.1 Preliminary Ecological Appraisal August 2018](#)

[Volume 3, Appendix 8.2 Bat Survey Report September 2018](#)

[Volume 3, Appendix 8.3 Bird Nesting Report - Report is Confidential](#)

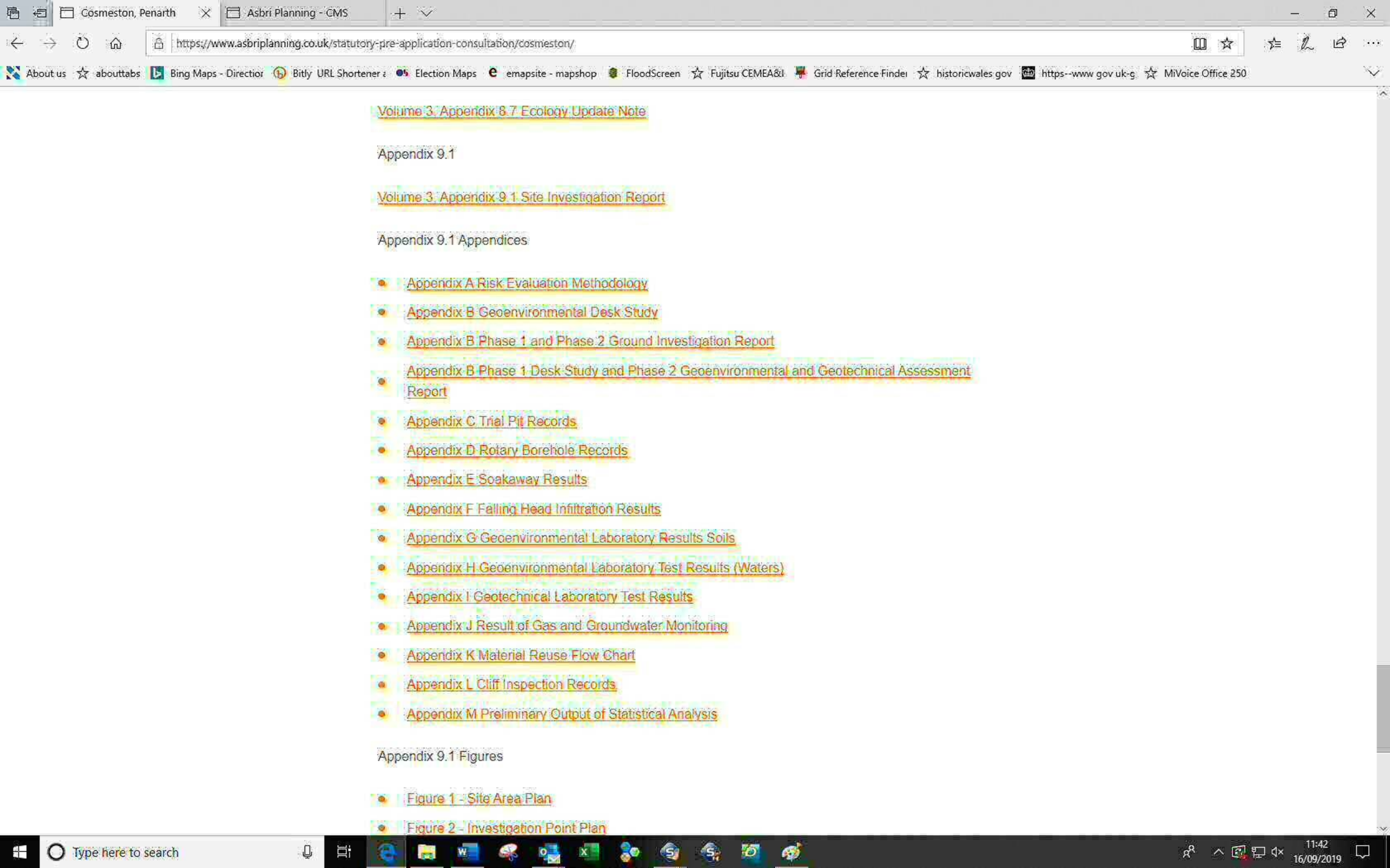
[Volume 3, Appendix 8.4 Dormouse Survey Report September 2018](#)

[Volume 3, Appendix 8.5 Great Crested Newt Report August 2018](#)

[Volume 3, Appendix 8.6 Reptile Survey Report September 2018](#)

[Volume 3, Appendix 8.7 Ecology Update Note](#)

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[Volume 3, Appendix 8.7 Ecology Update Note](#)

Appendix 9.1

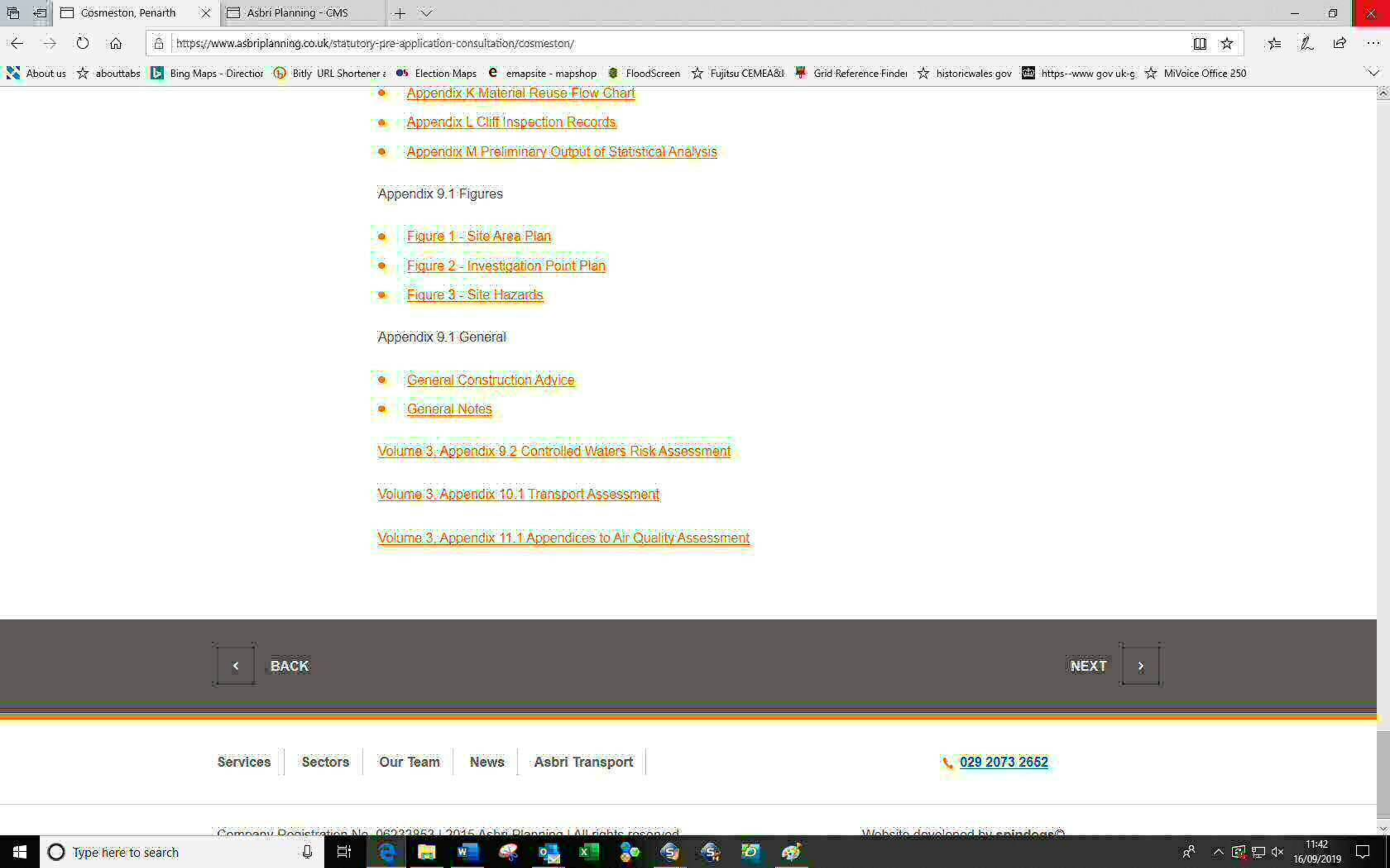
[Volume 3, Appendix 9.1 Site Investigation Report](#)

Appendix 9.1 Appendices

- [Appendix A Risk Evaluation Methodology](#)
- [Appendix B Geoenvironmental Desk Study](#)
- [Appendix B Phase 1 and Phase 2 Ground Investigation Report](#)
- [Appendix B Phase 1 Desk Study and Phase 2 Geoenvironmental and Geotechnical Assessment Report](#)
- [Appendix C Trial Pit Records](#)
- [Appendix D Rotary Borehole Records](#)
- [Appendix E Soakaway Results](#)
- [Appendix F Falling Head Infiltration Results](#)
- [Appendix G Geoenvironmental Laboratory Results Soils](#)
- [Appendix H Geoenvironmental Laboratory Test Results \(Waters\)](#)
- [Appendix I Geotechnical Laboratory Test Results](#)
- [Appendix J Result of Gas and Groundwater Monitoring](#)
- [Appendix K Material Reuse Flow Chart](#)
- [Appendix L Cliff Inspection Records](#)
- [Appendix M Preliminary Output of Statistical Analysis](#)

Appendix 9.1 Figures

- [Figure 1 - Site Area Plan](#)
- [Figure 2 - Investigation Point Plan](#)



- [Appendix K Material Reuse Flow Chart](#)
- [Appendix L Cliff Inspection Records](#)
- [Appendix M Preliminary Output of Statistical Analysis](#)

Appendix 9.1 Figures

- [Figure 1 - Site Area Plan](#)
- [Figure 2 - Investigation Point Plan](#)
- [Figure 3 - Site Hazards](#)

Appendix 9.1 General

- [General Construction Advice](#)
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[Volume 3, Appendix 9.2 Controlled Waters Risk Assessment](#)

[Volume 3, Appendix 10.1 Transport Assessment](#)

[Volume 3, Appendix 11.1 Appendices to Air Quality Assessment](#)

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Appendix D - Copy of all notices issued to community consultees (Schedule 1B)

Date: 16th September 2019

Our Ref: EH/LG: 18.266

Cllr. Kevin Mahoney
kpmahoney@valeofglamorgan.gov.uk

Dear Cllr. Kevin Mahoney,

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D
Outline application for up to 576 units, a primary school, community space and 1ha of public open spaces with all matters reserved other than access
Land at Upper Cosmeston Farm, Lavernock Road, Penarth

Asbri Planning Ltd. gives notice that the Welsh Government is intending to apply for outline planning permission for up to 576 units, a primary school, community space and 1ha of public open space with all matters reserved other than access.

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.

You may inspect copies of:

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

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Penarth Library, Stanwell Road, Penarth, CF64 2YT between the hours of 10am – 5pm on Mondays, Tuesdays, Wednesdays and Fridays, 10am – 7pm on Thursdays, 10am – 4pm on Saturdays. The Library is closed on Sundays and Bank Holidays. Proof of name and address will be required to access the computer facilities if not a member of the Library.

Please note that we are holding a public consultation exhibition on **Tuesday 24th September 2019** between the hours of **12noon to 7pm at the Lakeside Café at Cosmeston Lakes Country Park**. The exhibition will provide an opportunity for local residents to call in to view the design proposals and to ask questions of the design team. Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 14th October 2019.

Yours sincerely,


Principal Planner

Dyddiad: 16 Medi 2019
Ein Cyfeirnod: EH/LG 18.266

Cllr. Kevin Mahoney
kpmahoney@valeofglamorgan.gov.uk

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Tel: 02920 732 652

www.asbriplanning.co.uk

Annwyl Cllr. Kevin Mahoney

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Cais cynllunio amlinell ar gyfer 576 uned preswyl, ysgol gynradd, gofod cymunedol ag 1ha o dir agored cyhoeddus ar tir ar fferm Cosmeston, Ffordd Lavernock, Penarth.

Mae Asbri Planning Ltd yn hysbysu bod Llywodraeth Cymru yn bwriadu gwneud cais cynllunio amlinell ynglyn â'r datblygiad arfaethedig uchod. Gan bod y cynlluniau yn gyfystyr a datblygiad mawr, rhaid cynnal cyfnod o ymgynghori cyn cyflwyno cais. Mae hyn yn rhoi cyfle i'r rhai sydd yn dymuno i edrych ar y cais sydd wedi ei ddrafftio a mynegi unrhyw farn.

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anfanteisio eich hawl 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.

Mae modd i chi archwilio copiâu o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. Mae modd defnyddio cyfleusterau cyfrifiadurol yn Llyfrgell Penarth, Ffordd Stanwell, Penarth, CF64 2YT. Oriau agor: 10am – 5pm dydd Llun, Mawrth, Mercher a Gwener, 10am – 7pm dydd Iau, 10am – 4pm dydd Sadwrn. Mae'r llyfrgell ar gau dydd Sul.

Mi fyddwn yn cynnal arddangosfa i'r cyhoedd ar dydd **Mawrth 24ain Medi 2019** rhwng **12 a 7pm yn Caffi Lakeside, Llynnoedd a Pharc Gwledig Cosmeston**. Bydd cyfle i chi edrych ar y cynlluniau a gofyn cwestiynnau i'r tim datblygu.

Dylai unrhyw sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn 14 Hydref 2019.

Yn gywir



Emma Harding,
Uwch Gynlluniwr

Date: 16th September 2019

Our Ref: EH/LG: 18.266

Cllr. Bob Penrose
BPenrose@valeofglamorgan.gov.uk

Tel: 02920 732 652

www.asbriplanning.co.uk

Dear Cllr. Bob Penrose,

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D
Outline application for up to 576 units, a primary school, community space and 1ha of public open spaces with all matters reserved other than access
Land at Upper Cosmeston Farm, Lavernock Road, Penarth

Asbri Planning Ltd. gives notice that the Welsh Government is intending to apply for outline planning permission for up to 576 units, a primary school, community space and 1ha of public open space with all matters reserved other than access.

Purpose of this notice:

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- the plans; and
- other supporting documents

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Please note that we are holding a public consultation exhibition on **Tuesday 24th September 2019** between the hours of **12noon to 7pm at the Lakeside Café at Cosmeston Lakes Country Park**. The exhibition will provide an opportunity for local residents to call in to view the design proposals and to ask questions of the design team. Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 14th October 2019.

Yours sincerely,


Principal Planner

Dyddiad: 16 Medi 2019
Ein Cyfeirnod: EH/LG 18.266

Cllr. Bob Penrose
BPenrose@valeofglamorgan.gov.uk

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Tel: 02920 732 652

Annwyl Cllr. Bob Penrose

www.asbriplanning.co.uk

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Cais cynllunio amlinell ar gyfer 576 uned preswyl, ysgol gynradd, gofod cymunedol ag 1ha o dir agored cyhoeddus ar tir ar fferm Cosmeston, Ffordd Lavernock, Penarth.

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Yn gywir



Emma Harding,
Uwch Gynlluniwr

Date: 16th September 2019

Our Ref: EH/LG: 18.266

Sully and Lavernock Community Council
sullycouncil@btconnect.com

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652

www.asbriplanning.co.uk

Dear Sully and Lavernock Community Council,

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Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D
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Yours sincerely,


Emma Harding
Principal Planner

Dyddiad: 16 Medi 2019
Ein Cyfeirnod: EH/LG 18.266

Sully and Lavernock Community Council
sullycouncil@btconnect.com

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

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Annwyl Sully and Lavernock Community Council

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

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Yn gywir



Emma Harding,
Uwch Gynlluniwr

Date: 16th September 2019

Our Ref: EH/LG: 18.266

Cllr Benjamin Gray
btgray@valeofglamorgan.gov.uk

Dear Cllr Benjamin Gray,

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

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Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D
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Yours sincerely,



Emma Harding
Principal Planner

Dyddiad: 16 Medi 2019
Ein Cyfeirnod: EH/LG 18.266

Cllr Benjamin Gray
btgray@valeofglamorgan.gov.uk

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Tel: 02920 732 652

www.asbriplanning.co.uk

Annwyl Cllr Benjamin Gray

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

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Yn gywir



Emma Harding,
Uwch Gynlluniwr

Date: 16th September 2019

Our Ref: EH/LG: 18.266

Cllr Kathryn McCaffer
kfmccaffer@valeofglamorgan.gov.uk

Dear Cllr Kathryn McCaffer,

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
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Principal Planner

Dyddiad: 16 Medi 2019
Ein Cyfeirnod: EH/LG 18.266

Cllr Kathryn McCaffer
kfmccaffer@valeofglamorgan.gov.uk

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
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Tel: 02920 732 652

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Annwyl Cllr Kathryn McCaffer

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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Emma Harding,
Uwch Gynlluniwr

Date: 16th September 2019

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Penarth Town Council
eboylan@penarthtowncouncil.gov.uk

Dear Penarth Town Council,

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D
Outline application for up to 576 units, a primary school, community space and 1ha of public open spaces with all matters reserved other than access
Land at Upper Cosmeston Farm, Lavernock Road, Penarth

Asbri Planning Ltd. gives notice that the Welsh Government is intending to apply for outline planning permission for up to 576 units, a primary school, community space and 1ha of public open space with all matters reserved other than access.

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.

You may inspect copies of:

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

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Penarth Library, Stanwell Road, Penarth, CF64 2YT between the hours of 10am – 5pm on Mondays, Tuesdays, Wednesdays and Fridays, 10am – 7pm on Thursdays, 10am – 4pm on Saturdays. The Library is closed on Sundays and Bank Holidays. Proof of name and address will be required to access the computer facilities if not a member of the Library.

Please note that we are holding a public consultation exhibition on **Tuesday 24th September 2019** between the hours of **12noon to 7pm at the Lakeside Café at Cosmeston Lakes Country Park**. The exhibition will provide an opportunity for local residents to call in to view the design proposals and to ask questions of the design team. Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 14th October 2019.

Yours sincerely,



Emma Harding
Principal Planner

Dyddiad: 16 Medi 2019
Ein Cyfeirnod: EH/LG 18.266

Penarth Town Council
eboylan@penarthtowncouncil.gov.uk

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Annwyl Penarth Town Council

Tel: 02920 732 652
www.asbriplanning.co.uk

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Cais cynllunio amlinell ar gyfer 576 uned preswyl, ysgol gynradd, gofod cymunedol ag 1ha o dir agored cyhoeddus ar tir ar fferm Cosmeston, Ffordd Lavernock, Penarth.

Mae Asbri Planning Ltd yn hysbysu bod Llywodraeth Cymru yn bwriadu gwneud cais cynllunio amlinell ynglyn â'r datblygiad arfaethedig uchod. Gan bod y cynlluniau yn gyfystyr a datblygiad mawr, rhaid cynnal cyfnod o ymgynghori cyn cyflwyno cais. Mae hyn yn rhoi cyfle i'r rhai sydd yn dymuno i edrych ar y cais sydd wedi ei ddrafftio a mynegi unrhyw farn.

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anfanteisio eich hawl 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.

Mae modd i chi archwilio copiâu o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. Mae modd defnyddio cyfleusterau cyfrifiadurol yn Llyfrgell Penarth, Ffordd Stanwell, Penarth, CF64 2YT. Oriau agor: 10am – 5pm dydd Llun, Mawrth, Mercher a Gwener, 10am – 7pm dydd Iau, 10am – 4pm dydd Sadwrn. Mae'r llyfrgell ar gau dydd Sul.

Mi fyddwn yn cynnal arddangosfa i'r cyhoedd ar dydd **Mawrth 24ain Medi 2019** rhwng **12 a 7pm yn Caffi Lakeside, Llynnoedd a Pharc Gwledig Cosmeston**. Bydd cyfle i chi edrych ar y cynlluniau a gofyn cwestiynnau i'r tim datblygu.

Dylai unrhyw sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn 14 Hydref 2019.

Yn gywir



Emma Harding,
Uwch Gynlluniwr

Appendix E - Copy of all notices issued to specialist consultees (Schedule 1C)

Date: 16th September 2019

Our Ref: EH/LG: 18.266

Local Highway Authority
LMHowells@valeofglamorgan.gov.uk

Tel: 02920 732 652

www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Outline application for up to 576 units, a primary school, community space and 1ha of public open spaces with all matters reserved other than access

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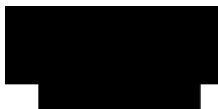
Purpose of this notice:

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.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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 the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 14th October 2019.

Yours Sincerely,



Principal Planner

Dyddiad: 16 Medi 2019

Ein cyf: EH/LG: 18.266

Local Highway Authority
LMHowells@valeofglamorgan.gov.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D
CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
Cais cynllunio amlinell ar gyfer 576 uned preswyl, ysgol gynradd, gofod cymunedol ag 1ha o dir agored
cyhoeddus ar tir ar fferm Cosmeston, Ffordd Lavernock, Penarth.

Mae Asbri Planning yn hysbysu bod Llywodraeth Cymru yn bwriadu cyflwyno cais cynllunio amlinell ar gyfer 576 uned preswyl, ysgol gynradd, gofod cymunedol ag 1ha o dir agored cyhoeddus ar tir ar fferm Cosmeston, Ffordd Lavernock, Penarth.

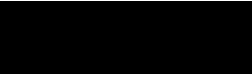
Bwriad yr hysbysiad:

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Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;
<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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Yn gywir,



Emma Harding
Uwch Gynlluniwr

Date: 16th September 2019

Our Ref: EH/LG: 18.266

The Coal Authority
planningconsultation@coal.gov.uk

Tel: 02920 732 652

www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Outline application for up to 576 units, a primary school, community space and 1ha of public open spaces with all matters reserved other than access

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Yours Sincerely,



Emma Harding
Principal Planner

Dyddiad: 16 Medi 2019

Ein cyf: EH/LG: 18.266

The Coal Authority
planningconsultation@coal.gov.uk

Annwyl Syr/Madam,

**ATODLEN 1C Erthygl 2D
CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.
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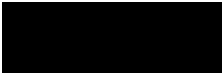
Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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Yn gywir,



Emma Harding
Uwch Gynlluniwr

Date: 16th September 2019

Our Ref: EH/LG: 18.266

Natural Resources Wales
southeastplanning@cyfoethnaturiolcymru.gov.uk

Tel: 02920 732 652

www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Outline application for up to 576 units, a primary school, community space and 1ha of public open spaces with all matters reserved other than access

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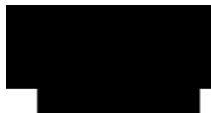
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Yours Sincerely,



Principal Planner

Dyddiad: 16 Medi 2019

Ein cyf: EH/LG: 18.266

Natural Resources Wales
southeastplanning@cyfoethnaturiolcymru.gov.uk

Ffon: 02920 732 652

www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

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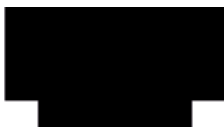
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Yn gywir,



Uwch Gynlluniwr

Date: 16th September 2019

Our Ref: EH/LG: 18.266

Cadw
AmAdminplanning@wales.gsi.gov.uk

Tel: 02920 732 652

www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Outline application for up to 576 units, a primary school, community space and 1ha of public open spaces with all matters reserved other than access

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Yours Sincerely,

A handwritten signature in black ink that reads 'EHarding'.

Emma Harding
Principal Planner

Dyddiad: 16 Medi 2019

Ein cyf: EH/LG: 18.266

Cadw

AmAdminplanning@wales.gsi.gov.uk

Ffon: 02920 732 652

www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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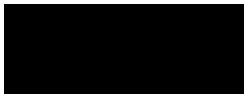
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Yn gywir,



Emma Harding
Uwch Gynlluniwr

Date: 16th September 2019

Our Ref: EH/LG: 18.266

Agricultural Land
lqas@gov.wales

Dear Sir/Madam

**SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
Outline application for up to 576 units, a primary school, community space and 1ha of public open spaces
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Yours Sincerely,



Emma Harding
Principal Planner

Dyddiad: 16 Medi 2019

Ein cyf: EH/LG: 18.266

Agricultural Land
lqas@gov.wales

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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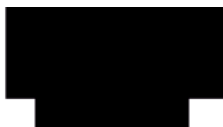
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Yn gywir,



Uwch Gynlluniwr

Date: 16th September 2019

Our Ref: EH/LG: 18.266

The Sports Council for Wales
planning@sport.wales

Tel: 02920 732 652

www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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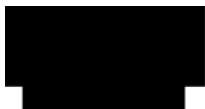
Purpose of this notice:

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.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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 the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 14th October 2019.

Yours Sincerely,

A black rectangular box redacting the signature of the Principal Planner.

Principal Planner

Dyddiad: 16 Medi 2019

Ein cyf: EH/LG: 18.266

The Sports Council for Wales
planning@sport.wales

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

Cais cynllunio amlinell ar gyfer 576 uned preswyl, ysgol gynradd, gofod cymunedol ag 1ha o dir agored cyhoeddus ar tir ar fferm Cosmeston, Ffordd Lavernock, Penarth.

Mae Asbri Planning yn hysbysu bod Llywodraeth Cymru yn bwriadu cyflwyno cais cynllunio amlinell ar gyfer 576 uned preswyl, ysgol gynradd, gofod cymunedol ag 1ha o dir agored cyhoeddus ar tir ar fferm Cosmeston, Ffordd Lavernock, Penarth.

Bwriad yr hysbysiad:

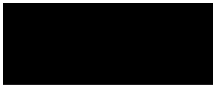
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Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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Yn gywir,



Emma Harding
Uwch Gynlluniwr

Date: 16th September 2019

Our Ref: EH/LG: 18.266

Welsh Water/ Dwr Cymru
developer.services@dwrwymru.com

Tel: 02920 732 652

www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Outline application for up to 576 units, a primary school, community space and 1ha of public open spaces with all matters reserved other than access

Land at Upper Cosmeston Farm, Lavernock Road, Penarth

Asbri Planning Ltd. gives notice that the Welsh Government is intending to apply for outline planning permission for up to 576 units, a primary school, community space and 1ha of public open space with all matters reserved other than access on land at Upper Cosmeston Farm, Lavernock Road, Penarth.

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.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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Yours Sincerely,



Emma Harding
Principal Planner

Dyddiad: 16 Medi 2019

Ein cyf: EH/LG: 18.266

Welsh Water/ Dwr Cymru
developer.services@dwrwymru.com

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

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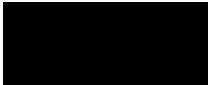
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Yn gywir,



Emma Harding
Uwch Gynlluniwr

Date: 16th September 2019

Our Ref: EH/LG: 18.266

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Dear Sir/Madam

Tel: 02920 732 652

www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Outline application for up to 576 units, a primary school, community space and 1ha of public open spaces with all matters reserved other than access

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Purpose of this notice:

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Yours Sincerely,



Principal Planner

Dyddiad: 16 Medi 2019

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Ffon: 02920 732 652

www.asbriplanning.co.uk

Ein cyf: EH/LG: 18.266

Annwyl Syr/Madam,

**ATODLEN 1C Erthygl 2D
CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
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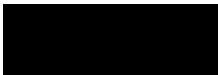
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Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

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Yn gywir,



Emma Harding
Uwch Gynlluniwr

Appendix F - Responses received from community consultees



PENARTH TOWN COUNCIL CYNGOR TREF PENARTH

Emma Boylan,
Town Clerk/Clerc Y Dref

West House, Stanwell Road, Penarth CF64 2YG
Ty'r Gorllewin, Heol Stanwell, Penarth CF64 2YG
Tel/Ffôn: (029)2070 0721 Fax/Ffacs:(029) 2071 2574
E-Mail/E-Bost:enquiries@penarthtowncouncil.gov.uk
www.penarthtowncouncil.gov.uk

Please ask for/Cysyllter â; E-mail/E-bost

My Ref/Cyf:

Your Ref/Eich Cyf:

Emma Boylan

Mr Barrie Davies
Director
Asbri Planning Consultants
Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Via email: mail@asbriplanning.co.uk

11th October 2019

Dear Sir,

**Town and Country Planning (Development Management Procedure) (Wales)
Order 2012 SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D Outline
application for up to 576 units, a primary school, community space and 1ha of
public open spaces with all matters reserved other than access
Land at Upper Cosmeston Farm, Lavernock Road, Penarth**

Further to your letter of 16th September in this matter and the request for a response by 14th October 2019.

Penarth Town Council notes the extremely thorough exercise undertaken both in terms of urban design analysis and preparatory work to satisfy European environmental legislation. Despite this, however, whilst it has enabled you to advance in planning terms to an outline application (and indicative master plan), all matters save for two external access points are reserved. This leaves some uncertainty as to the product on offer.

The Town Council was grateful that you attended to give it advanced notification of your intentions and ambitions, which of course gain greater cogency through being on land presently owned by Welsh Government. Many of the issues aired at your presentation with Penarth Town Council are indeed incorporated in your plans and written material, but, not all self-build, for example. This goes to the heart of the problem i.e. the method of procurement, selection and enforcement.

Both Welsh Government and the Local Planning Authority will have evidence of the procurement issue and the extent to which this can be secured through planning legislation. A nearby example is Caversham Park adjacent to Cosmeston Park. This development was also built on Welsh Government land. The scheme incorporated green corridors and community facilities neither of which, despite best endeavours were wholly secured. Specifically, dwellings overlooking the main green corridor which had close boarded fences erected by the developers to aid sales which could not be enforced against. A community shopping allocation was abandoned to housing through lack of commercial demand. These are two examples of the danger of wishing places to exist without the mechanism to secure them. It is hoped that in further revisions, albeit perhaps beyond your remit, but central to your case, such issues can be covered.

The Town Council also considers that as this is Welsh Government land, and only part of the land holding, how is this best used for Future Generations. The indicative master plan is very conventional in demonstrating defensive boundaries (to the south), in terms of the present LDP. That Plan will be reviewed shortly. There is a new planning regime in prospect including strategic development plans and potential devolution of functions. It is at least possible that further development will occur. For example, although you mention the possibility of an extension of the tram along the previous railway alignment your whole consideration is given over to provisions for cyclists and pedestrians. It is not conceivable that Future Generations are best served through such an extension and a park and ride facility, and this is identified only as a contingency and planned for approach.

In addition to this, the Town Council was struck by the Design Commission for Wales's response to the proposal, in that it holds "concerns that the development could become a standard, suburban housing estate falling short of requirements set out in the legislation and the ambition of national planning policy".

Penarth Town Council also shares the Commission's view and in light of The Town Council recently requesting this area be brought into the Penarth Town Council boundary and jurisdiction as part of the Boundary Commission's Review, the final development is very significant to the town and will have a serious and consequential impact upon Penarth in the use of its services, facilities and infrastructure, including secondary schools, GP surgeries, and shops. Access to existing secondary schools for new families living on this development will require safe routes to be incorporated into existing routes in Penarth.

As the current plans stand, the Council remain to be convinced that the application and plans address its concerns.

The current approach of a development of this scale that will create a "village" of 576 homes, housing circa 2000 people, without providing any reliable information regarding any other aspect of the development, is not considered acceptable at this stage.

The Council feels that decision makers are at a stage with this development where they can safeguard exemplar standards and demonstrate an example of how Wales should excel in housing standards.

There are three key documents that the Council feels need to be addressed in the application prior to any level of detail being addressed or agreed.

1. PPW10 – Energy & Sustainability (March 2019)
2. Prosperity for All: Low Carbon Wales (March 2019)
3. UK Housing: Fit for the Future, Committee on Climate Change (February 2019)

All aspects of these three documents should reasonably be expected to apply and the Council sees no reason why a full application should be made until the issues in these documents are addressed fully.


Policy states that new build homes will be Zero Carbon built by 2030. It is evident that retrofitting these homes in 10 years' time is more expensive and uneconomical than building them now as very energy efficient homes. Houses being built now will still be in existence in 2030 and in an "exemplar" development should be built to Zero Carbon standard now.

Though sustainability is frequently spoken about in Austin Smith Lord's Design and Access statement, it does not refer to nor provide any objective measure or methodology to prove that, 'sustainability', has been achieved.

Building homes with east and west elevations (as opposed to north and south) promotes climate change issues rather than address them.

Penarth Town Council does not support the outline application and believes that a full application in which its concerns have been addressed should be required.

Yours sincerely



Emma Boylan
Town Clerk
Penarth Town Council

c.c. planning@valeofglamorgan.gov.uk

Appendix G - Responses received from specialist consultees



The Coal
Authority

Resolving the **impacts** of mining

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
T: 01623 637 119

E: planningconsultation@coal.gov.uk
www.gov.uk/coalauthority

Emma Harding – Principal Planner
Asbri Planning Ltd

[By email: mail@asbriplanning.co.uk]

Your ref: EH/LG: 18.266

17 September 2019

Dear Ms Harding

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended 2016)

Schedule 1C Article 2D - Consultation before applying for planning permission

**Outline application for up to 576 units, a primary school, community space and 1ha of public open spaces with all matters reserved other than access
Land at Upper Cosmeston Farm, Lavernock Road, Penarth**

Thank you for your notification of 16 September 2019 seeking the pre-application views of the Coal Authority on the above.

I have checked the site location plan against the information held by the Coal Authority and can confirm that the proposed development site is located outside of the defined coalfield.

Accordingly, there is no requirement to submit a Coal Mining Risk Assessment in support of a planning application for the redevelopment of this site. The Local Planning Authority will not consult the Coal Authority on any planning application for this site.

Yours sincerely

D Roberts

Deb Roberts *M.Sc. MRTPI*
Planning Liaison Manager



Developer Services
PO Box 3146
Cardiff
CF30 0EH

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

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

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

Ms Emma Harding
Asbri Planning Ltd.
Unit 9, Oak Tree Court
Cardiff Gate Business Park
Cardiff
CF23 8RS

Date: 01/10/2019
Our Ref: PPA0004349

Dear Ms Harding

Grid Ref: 318270 169119

Site Address: Land at Upper Cosmeston Farm, Lavernock Road, Penarth

Development: Schedule 1C Article 2D - Application for up to 576 units, primary school and community space

We refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response 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, before applying for planning permission. 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, 16th September 2019, 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.

Having reviewed the draft application pack, we offer the following standing advice to any forthcoming planning application:

SEWERAGE

Firstly, we can advise that foul flows only from the proposed development can be accommodated within the public sewerage system and no problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. In order to make a connection to the public sewerage system it may be necessary to cross third party land, for which you must first gain permission from all the relevant landowners. Should you encounter difficulties in gaining the permission to do so, it may be possible to requisition a new sewer under Sections 98 to 101 of the Water Industry Act 1991 from the boundary of the proposed development to the public sewerage system. Should you require further information please write to us at the address given above.



We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

The site is crossed by a 1450mm public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991, Dwr Cymru Welsh Water has rights of access to its apparatus at all times in order to carry out maintenance and repairs. Please note, no part of any building will be permitted within a 10 metre radius from the central point of any manhole chambers along this public sewer. Having regard to the 'Proposed Masterplan' (Drawing No. UFC-ASL-00-00-DR-A-0930) it appears the proposed development, namely proposed school, would be situated outside the protection zone of the public sewer.

Turning to surface water drainage, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. In this instance, we acknowledge receipt of an accompanying 'FCA & Drainage Strategy' prepared by Cambria which indicates proposals to discharge to a surface water body and offer no objection in principle subject to consultation with Vale of Glamorgan Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

In addition, you may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

WATER SUPPLY

We acknowledge that the notice received follows a previous pre-planning enquiry submission on behalf of this developer and by response, concerns were highlighted regarding the ability to ensure an adequate water supply to this strategic development site. Accordingly, it was recommended that a Hydraulic Modelling Assessment (HMA) was undertaken of the public water supply network to examine and consider the impact of this development upon the performance and integrity of the existing networks.



Following the aforementioned response we can confirm receipt of an instruction to undertake a HMA of the public water supply network and are satisfied that suitable solutions have been identified to ensure the development can be served with an adequate water supply. Therefore, as part of consultation on any forthcoming planning application submission, please note that we will seek to control the necessary off-site reinforcement works required for the public water supply network via appropriate planning condition.

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

Enc. Sewer plan

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.



Upper Cosmeston Farm, Penarth

Transport Assessment Review

23 January 2020

Mott MacDonald
2 Callaghan Square
Cardiff CF10 5BT
United Kingdom

T +44 (0)29 2046 7800
mottmac.com

Vale of Glamorgan Council

Upper Cosmeston Farm, Penarth

Transport Assessment Review

23 January 2020

Issue and Revision Record

Revision	Date	Originator	Checker	Approver	Description
A	23/01/2018	M Henderson	S_Arthur	D Chaloner	DRAFT

Document reference: 389508 AE01 | 001 | A

Information class: Standard

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This document contains confidential information and proprietary intellectual property. It should not be shown to other parties without consent from us and from the party which commissioned it.

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8	Summary and Conclusions	15

1 Introduction

- 1.1.1 Mott MacDonald have been commissioned by the Vale of Glamorgan Council to undertake a review of a Transport Assessment and Travel Plan, submitted in support of a planning application for the proposed development of land at Upper Cosmeston Farm, Penarth.
- 1.1.2 The assessment was undertaken in September 2019 by Asbri Transport, on behalf of Welsh Government, and considers a residential development comprising up to 576 dwellings and a new two-form entry Primary School.
- 1.1.3 The remainder of this report will broadly follow the structure of the Transport Assessment, providing comment and recommendation where appropriate.

2 Introduction

- 2.1.1 Asbri Transport were appointed by Welsh Government (WG) to prepare a Transport Assessment (TA) and Travel Plan (TP) to support an outline planning application for a new residential development including a primary school.
- 2.1.2 The application site is allocated in the Vale of Glamorgan Local Development Plan (LDP). The site is greenfield land, approximately 2.5km south of Penarth town centre and expected to comprise:
- 60% privately owned homes
 - 40% affordable homes
 - A two-form entry Primary School
- 2.1.3 The site masterplan aims to ensure the development is permeable to walking and cycling, with good connectivity to the public transport network. The TA includes a Transportation Implementation Strategy (TIS) and Travel Plan (TP).
- 2.1.4 Asbri Transport has engaged with the Highway Authority regarding the impact of the development on the local highway network and signal timings for the signalised junctions that have been modelled. There has been liaison with Passenger Transport officers regarding the public transport provision including bus stops and bus movement into the development site and discussions on Active Travel infrastructure and improvements.
- 2.1.5 The TA addresses comments received in response to the scoping note produced by Asbri Transport submitted in March 2019. The general methodology and approach to the assessment has been agreed with the Highway Authority.

3 Policy Overview

- 3.1.1 This section of the TA provides an overview of the national and local transport related planning policy, strategy and legislation, as well as a relevant local transport study. It draws out the aspects relevant to sustainable transport provision at the development site.
- 3.1.2 The review identifies the relevant sections of the Vale of Glamorgan LDP, which allocates the site for residential development (policy MG2). The site including a new primary and nurse school, open space, a new community facility and affordable housing in-line with affordable housing policy.
- 3.1.3 The development is expected to have a suitable and safe access via a new junction onto Lavernock Road, which incorporates safe pedestrian/cycle friendly facilities. There is to be good permeability both within and surrounding the site including improvements to the NCN88 between Penarth, Sully and Barry.
- 3.1.4 Policy MG7 allocates land for new community infrastructure to be provided in association with housing allocations at Barry Waterfront, St Cyres, Ogmore Residential Centre and Cosmeston Farm, Penarth. There is also a potential bus park and ride site at Cosmeston.
- 3.1.5 The Wales Spatial Plan 2008 is due to be replaced by the National Development Framework (NDF) 2020-2040 and a Consultation Draft was published in August 2019. It recommended that the emerging NDF is reviewed and considered in the Transport Assessment.
- 3.1.6 The policy overview section provides a comprehensive review of relevant policy and guidance.

4 Existing Situation

- 4.1.1 Section 3 of the TA describes the site in relation to its surrounding land uses and considers the baseline conditions for walking, cycling and public transport, as well as the highway network.
- 4.1.2 The development site is in Lavernock, on a parcel of land between the B4267 (to the west) and the coastline (to the east). The site is located approximately 2.5km from Penarth town centre and 2km from Sully, which are directly connected by the B4267.
- 4.1.3 Although the site is in Lavernock, the proposed development is effectively urban sprawl from Lower Penarth into Cosmeston/Lavernock and a continuation of existing residential development immediately north of the site, which is accessed via Cosmeston Drive.
- 4.1.4 The local amenities have been mapped in Figure 3.2 of the TA, which provides an indication of the distance to a variety of local facilities. The majority of the distances reported in Table 3.1 of the TA are above the CIHT 'Providing for Journeys on Foot' preferred maximum distances for walking (1.2km). Given that the map uses a straight line measurement from the site frontage to Lavernock Road, the actual walking distance is also likely to be slightly greater than reported.
- 4.1.5 **Although the existing pedestrian infrastructure is considered suitable in terms of network coverage and connectivity, due to the distances alone, it is not envisaged that many people will chose to walk to local amenities from the proposed development site.**
- 4.1.6 The pedestrian and cycle facilities immediately surrounding the site have been identified and accurately described. These include a footway on the eastern side of Lavernock Road, the Welsh Coast Path and National Cycle Network (NCN) Route 88 (Railway Walk), which begins on Cosmeston Drive and travels north to Penarth.
- 4.1.7 The Vale of Glamorgan LDP proposes an extension of NCN Route 88 through the development site and will provide an appropriate, attractive and viable off-highway route between the proposed development and Penarth. Linking into wider and established local routes, leading to the Marina and Cardiff Bay.
- 4.1.8 **A review of lighting levels along the NCN 88 should be undertaken, between the site and Penarth, to ensure the route remains attractive to pedestrians and cyclists during the hours of darkness and winter months.**
- 4.1.9 A shared use cycle path runs along the B4267 from Sully and continues past the application site as far as the boundary of Lavernock and Penarth. The cycle route is sub-standard when considered against the active travel design guidance, primarily due to the path width. North of Lavernock, on entry into Penarth, the shared route ends and continues as a footway available to pedestrians only. Cyclists must re-join the carriageway.
- 4.1.10 Proposed active travel routes are provided in Appendix C of the TA. **It is agreed that the alignment and design of these routes should be discussed with the Highway Authority. The delivery and extension of these routes will further enhance the development sustainability and improve road safety, providing high quality off-carriageway cycle and walking routes to Penarth and Sully. The requirement for street lighting should be reviewed and included in any proposals.**

- 4.1.11 The TA identifies bus services that pass the site, serving the Cosmeston Lakes bus stop. The existing services provide good connectivity to Penarth Railway Station and the town centre, Barry and Cardiff.
- 4.1.12 Penarth is well served by rail, with approximately four services per hour to Cardiff and an average journey time of 13 minutes to Central Station. A direct service to Barry (via Dinas Powys) is provided from Cogan Station. However, due to the distance from the application site to Cogan Station, it is unlikely that many residents would choose this option.
- 4.1.13 The TA refers to the South Wales Metro and the proposals for 2023. **It is agreed that the provision of tram-trains extending the rail network into Lower Penarth would significantly improve the attractiveness and accessibility of public transport in the vicinity of the development. However, the extension of the service is one many potential future phases under consideration for the South Wales Metro, with no firm commitment or timescale for delivery.**

Highway Safety

- 4.1.14 Accident data has been obtained from www.crashmap.co.uk for the five-year period 2014-2018. Four clusters sites have been identified at the following junctions:
- A4160/A4055 (Barons Court) signalised crossroads
 - A4055/B4267 (Merrie Harrier) staggered signalised junction
 - A4231/A4055/ B4267 (McDonald's) roundabout
 - B4267/Stanwell Road signalised crossroads
- 4.1.15 Figure 3.6 of the TA also highlights a smaller group of collisions at the Minehead Road/B4267 junction in Sully. There are no clusters in the immediate vicinity of the site.
- 4.1.16 The TA suggests that the collisions within the cluster sites identified are likely to be the result of driver error, rather than any fault with the junction. **Analysis has not been undertaken to evidence this statement. The TA does not satisfactorily address road safety and it is recommended that more detailed analysis is undertaken, which may identify patterns or common factors that can be addressed through the development proposals.**
- 4.1.17 **It is noted that the total number of accidents reported for 2018 is much lower than the previous years, suggesting that the data used may not be for the complete year. This should be clarified.**

Development Proposals

- 4.1.18 Although the development proposals are outline at this stage, appropriate and realistic assumptions have been made regarding the accommodation schedule, the pupil/staff numbers at the school and the likely catchment area. Proposals include:
- 576 residential dwellings (60% privately owned dwellings and 40% affordable dwellings)
 - A two-form entry primary school (480 pupils)
- 4.1.19 The catchment area for the school has been assumed to cover the Plymouth and Sully Wards. These are considered appropriate to inform the Transport Assessment as an outline application.
- 4.1.20 **It is recognised that he development proposals are indicative at this stage and subject to change during reserved matters. If there are significant changes to the proposals, which will result in a material change to trip generation or distribution, the Transport Assessment should be revisited and revised accordingly.**

- 4.1.21 Section 4.1.8 to 4.1.12 of the TA refers to the indicative masterplan and internal layout. Particular reference is made to the Railway Walk and how it will play a key role in providing a direct, traffic free link from Penarth into the heart of the development. **It is agreed that the route and proposed improvements to walking and cycling connectivity across the site is an important aspect of the development that will offer good opportunity to travel by cycle, rather than making short and local journeys by car. Further details, including the extents and standard of the improvements, type of surfacing and traffic calming features will be a reserved matter, to be agreed and approved at detailed design.**
- 4.1.22 A range of potential measures have been listed in the TA to maximise the sites sustainability through potential Section 106 obligations. These include extending the Cardiff Nextbike scheme, improved cycle parking facilities at Penarth Station, a car club, car share scheme and additional bus services. A new bus stop along Lavernock Road is also considered, along the frontage of the development boundary, between the Medieval Village and the Cosmeston Lakes Country Park.
- 4.1.23 **The paragraph on station cycle parking (page 41 of the TA) refers to enhancing car parking at Penarth Train Station. This is assumed to be a typographical error that should be corrected to cycle parking.**
- 4.1.24 The proposed measures will help maximise site sustainability and reduce the reliance on travel by private car. **It is recommended that the relevant stakeholders are consulted, and where practical the proposed schemes are funded and delivered through a 106 agreement.**
- 4.1.25 **In relation to the proposed bus stops, it is recommended that current operators and the Vale of Glamorgan Council are consulted, to determine the demand and location for a new stop. The bus stop location currently proposed in the TA will result in four stops along an 800m section of the B4267 (from St Mary's Well Bay Road to the entrance to Cosmeston Lakes). There is opportunity to rationalise the number of bus stops and focus on improved quality, accessibility and safety.**

Pedestrians and cyclists

- 4.1.26 The proposed development is to be designed to promote walking and cycling internally and to connect with its surrounding active travel infrastructure. A new pedestrian route will link the National Coastal Path and Cosmeston Lakes. NCN 88 is to be extended through the site, providing a direct active travel corridor to Penarth Town Centre.
- 4.1.27 The TA assumes that "typical able-bodied people are capable of walking at least 2km for day to day activities" and suggests that an increasing proportion of journeys will be undertaken on foot.
- 4.1.28 **It is agreed that a proportion of journeys undertaken by residents will be on foot. However, due to the distance, the numbers choosing to walk direct to services and facilities it is not expected to be a high.**
- 4.1.29 In light of the above, it is accepted that in practice the distance that an individual is likely to walk depends on that individual and the circumstances. It is agreed that over time and with sustainable design, walking and cycling is a viable and growing means of travel that should be encouraged.
- 4.1.30 The TA plots the area accessible by cycle within 15 and 30 minutes of the application site. Penarth and Sully are within a 15 minutes cycle of the site. Further, the majority of the town and city centre of Barry and Cardiff respectively can be reached within 30 minutes. **The analysis demonstrates that local employment destinations (Barry, Penarth and Cardiff) are within appropriate and acceptable distances for commuting on bike.**

Travel Plan

- 4.1.31 An Interim Travel Plan for the proposed Primary School and a full Travel Plan for the residential element of the proposed development has been produced to accompany the planning application.
- 4.1.32 The Travel Plan (TP) has been produced in accordance with The Vale of Glamorgan Supplementary Planning Guidance and is considered comprehensive. Detailed measures, objectives and targets have been set that will help to encourage and promote sustainable travel.
- 4.1.33 **It is agreed that the implementation of the TP will be incumbent on the school and the housing developer(s) when full planning permission is granted. The TP is therefore considered to be a framework plan that should inform a more specific and tailored plan, to be submitted by the housing developer and primary school when detailed planning permissions are considered.**
- 4.1.34 Table 4.1 of the TP sets out the mode share targets that will be reviewed and agreed with the Vale of Glamorgan Council following the initial travel surveys, which should be conducted within three months of the development exceeding 20% occupation.
- 4.1.35 The headline target is to achieve a 10% reduction in single occupancy trips to and from the site, from a baseline share of 72% reducing to 62% in year five. In the same five-year period, the target for walking and cycling trips is an increase of 4%, public transport 4% and shared journeys 3%. It is agreed that the travel plan targets are realistic and achievable.

Vehicle access

- 4.1.36 It is proposed that the development is accessed directly from the B4267, via two ghost-island priority junctions. Preliminary designs have been provided that have been subject to a road safety audit and swept path analysis.
- 4.1.37 A number of minor road safety issues have been addressed following the audit. The vehicle track runs demonstrate that a refuse collection vehicle and a 11.3m bus can enter and exit the junction satisfactorily.
- 4.1.38 The proposed access arrangement is considered acceptable in principal, subject to detailed design. Both junctions have been assessed and are forecast to operate within capacity during peak hours. The proposed junctions are in keeping with the existing character of the road, which currently has a number of similar priority junctions accessing residential and holiday developments direct from the B4267.
- 4.1.39 Some queuing and delays forecast on the (minor) development arm at both junctions in future years, however this is limited and on average is no greater than one vehicle.
- 4.1.40 The provision of two points of access is beneficial in terms of separating residential and school trips. **A review of the internal road layout does not form part of this report and it is recognised that the masterplan included in the TA is indicative. However, it is recommended that further consideration be given to the interaction between school and residential traffic. The current arrangement will result in parents parking and possibly circulating through 'residential' areas, resulting in competition for space and conflict between residents and school users.**
- 4.1.41 An appropriate parking strategy will need to be developed to avoid congestion and erroneous parking during school start and finish times. Traffic Regulation Orders will need to be agreed

with the Vale of Glamorgan and the statutory consultation process followed prior to implementation.

- 4.1.42 **In connection with the recommendation in section 4.1.26 of this report and given that a Toucan crossing has recently been provided across Lavernock Road (at the entrance to the lakes) the location of the proposed Toucan should be reviewed, to ensure there is sufficient demand and that it is positioned correctly to meet the desire line.**
- 4.1.43 **Further, it should be confirmed that the potential pedestrian and cycle links into Cosmeston Lakes (as indicated in Figure 4.1 of the TA) are feasible and if discussions have been held with relevant landowners and stakeholders.**
- 4.1.44 Visibility splays for both access junctions meet the recommended standards set out in the Design Manual for Roads & Bridges and the Manual for Streets.
- 4.1.45 Proposals include extending the existing 30mph speed limit on the B4267 beyond the site, in a southbound direction towards Sully. It is agreed that the development, with its direct residential frontage, combined with changes to the highway which include new junctions, cycleway/footway, bus stops, Toucan crossing and pedestrian refuse will change the character of the road, therefore 30mph limit is appropriate to this point. However, after the entrance to Cosmeston Lakes, the road is wide with good forward visibility therefore the existing two-way speeds are above 40mph. **To ensure a good level of compliance additional calming measures should be considered and agreed with the Vale of Glamorgan. Such as vehicle activated signage and/or a gateway feature on the approach into Lavernock. It is also recommended that early discussions are held with the Council, Police and GoSafe to ensure they support a reduction in speed (and the proposed Toucan crossing) prior to formal consultation.**
- 4.1.46 **Consideration will need to be given to providing street lighting along Lavernock Road, from the entrance to Cosmeston Lakes to the end of the proposed extension to the 30mph limit.**
- 4.1.47 Section 4.9.1 of the TA references the need for a Construction Management Plan. It is agreed that a suitable plan will need to be set out and submitted in support of the planning application.

Parking

- 4.1.48 Exact numbers and parking details are not confirmed in the TA and will be finalised at the reserved matters stage. At this stage it is anticipated somewhere between 1.8-2.0 spaces per dwelling will be provided and approximately 30 spaces for the primary school.
- 4.1.49 The proposed parking provision based on the indicative masterplan falls below the maximum number permitted specified in the Vale of Glamorgan Council parking standards. In addition to vehicle parking, all residential properties will have electrical vehicle charging points and cycle parking incorporated into the dwelling design.
- 4.1.50 Car ownership figures have been accurately extracted from census data for The Vale of Glamorgan MSOA containing the development site and Cosmeston Lakes.
- 4.1.51 **It is agreed that ownership levels, active travel measures and parking availability will influence parking demand. These factors should be considered at the reserved matters stage, to develop and agree an appropriate road layout and level of parking that works for both the residents and the school. With the aim of reducing congestion and competition for space during peak periods, ensuring efficient and safe access for parents and children.**

5 Transport Implementation Strategy

- 5.1.1 The Transport Implementation Strategy (TIS) outlines the walking, cycling and public transport strategy. Which includes physical, management and promotional measures that promote sustainable modes of transport and reduce the reliance on travel by single occupancy car trips.
- 5.1.2 The Travel Plan is considered an important component of the TIS. Mode share targets have been set in the Travel Plan using the 2011 census as a baseline, gradually reducing the proportion of single occupancy drivers from 72% in the base year to 62% over five years, with an increase of between 1%-4% across other modes. These are considered appropriate and realistic targets given the proposed active travel and public transport measures.
- 5.1.3 The TIS sets out a framework for monitoring the objectives and targets, which are shown to be in-line with the requirements and objectives of the Local Development Plan, which will encourage a shift towards more sustainable modes of transport.

6 Transport Characteristics

6.1.1 This section of the TA estimates the traffic generation of the proposed development and its likely impact on the surrounding road network.

Trip generation

- 6.1.2 The software TRICS has been used to extract representative trip rates and estimate development trips, based on a mix of private and affordable dwellings. **Full details should be provided in relation to the filtering process, with justification for the removal of any sites. It should be clarified why only sites with up to 500 dwellings have been used when the proposed site is for 576 dwellings.**
- 6.1.3 To account for the positive effects of the Travel Plan, active travel and public transport proposals, the trip rate have been reduced by 10%. As multi-modal surveys, with eight of the 12 sites included in the TRICS selection recorded as having a travel plan in place, justification for the further 10% reduction should be provided, or the unadjusted rates should be used in the assessment.
- 6.1.4 Table 6.1 in the TA reduces the number of dwellings in 2025 and 2029 by 10% to reflect the above active travel measures. Although it does not alter the resulting vehicle trips, it is recommended that the rates are adjusted and not the dwelling numbers, to avoid confusion.
- 6.1.5 **The AM and PM peak hour periods considered in the TRICS assessment (and when assessing junction capacity) are reported as 0800-0900 and 1700-1800 respectively. Section 3.8.4 of the TA identifies the weekday peak periods as 0745-0845 and 1630-1730. The busiest weekday peak hour periods and corresponding TRICS rates for the proposed development should be used in the assessment. This should be checked and corrected for accuracy.**
- 6.1.6 Based on the TRICS assessment and the 10% reduction, it is predicted that by 2029 the development could generate 265 residential vehicle movements (two-way) in the AM and 242 movements in the PM peak.
- 6.1.7 **Sections 6.2.15 to 6.2.17 in the TA should be checked and corrected for accuracy, due to a number of typographical errors when cross-referencing Table 6.1.**
- 6.1.8 The total number of pedestrian trips is predicted to be 104 in the AM peak and 45 in the PM peak. The number of cyclists is predicted to be seven in the AM peak and nine in the PM. However, given the distances to local services and amenities discussed earlier in this report, the number of pedestrian trips is likely to be slightly less and the number of cyclists much higher.
- 6.1.9 In addition to the TRICS analysis, local trip rates have been assessed based on the existing neighbouring development (Cosmeston Drive). These are shown to be lower than those obtained from TRICS.
- 6.1.10 The Cosmeston Drive traffic flows are assumed to come from the November 2018 junction turning count at the Lavernock Road/Cosmeston Drive junction. **Cosmeston Drive is a comparable residential area to the proposed development and traffic surveys here are a good proxy for the residential aspect of the development. Therefore the 10% reduction in trips from those obtained from TRICS is considered appropriate.**

- 6.1.11 Vehicle trip rates for the primary school have been obtained using appropriate parameters in TRICS. All selected sites were surveyed between 2013 and 2015.
- 6.1.12 Section 6.4 of the TA considers internalisation of primary school trips. To take into account internal active travel trips (residents who will live in the new dwellings with primary school aged children) the trip generation has been reduced by 30%.
- 6.1.13 **Although it is agreed that this is a likely scenario, it is not agreed that there should be a 30% reduction applied to the trip generation. The primary school sites selected in the TRICS assessment are all from within residential areas and will therefore already account for internalisation. The unadjusted rates should be used for assessment unless justification can be provided to support the proposed 30% reduction.**
- 6.1.14 **Table 6.5 in the TA references primary school vehicle trips based on 384 pupils. It is recommended that the rates are adjusted and not the pupil numbers, to avoid confusion. Further a 30% reduction to the proposed 480 pupil school is 336 pupils. This should be checked and corrected for accuracy.**
- 6.1.15 **Section 6.4.4 should be checked and corrected for accuracy due to typographical errors when cross referencing Table 6.5.**
- 6.1.16 The total vehicle trips predicted for the development by 2029 is 399 in the AM peak and 259 in the PM peak.
- 6.1.17 Future background traffic growth for the future years 2022, 2025 and 2029 have been forecast appropriately using Temprow and committed development in the area has been accounted for.
- 6.1.18 Development trips have been appropriately distributed across the highway network according to the census origin/destination data and based on the most convenient/fastest route using Google Maps and local knowledge.

7 Impact of the Development Proposals

- 7.1.1 This section of the TA considers the impact of the forecast development vehicle trips on the surrounding highway network.
- 7.1.2 A total of ten junctions have been assessed, which were discussed and agreed with Vale of Glamorgan Council at the scoping stage. Classified turning counts were undertaken at all ten junctions on Thursday 29th November as listed below:
- 1. A4231/A4055/Sully Moors Road roundabout junction
 - 2. Sully Moors Road/B4267/Hayes Road roundabout junction
 - 3. Lavernock Road/Cosmeston Lake Country Park priority junction
 - 4. Lavernock Road/Cosmeston Drive priority junction
 - 5. Lavernock Road/Westbourne Road priority junction
 - 6. B4267/Augusta Road/Lavernock Road/Castle Avenue crossroads
 - 7. Lavernock Road/Dinas Road/Victoria Road crossroads
 - 8. Cardiff Road/B4267/A4055 signalised junction
 - 9. A4055/B4267/Andre Road signalised crossroads
 - 10. A4055/A4160 signalised intersection
- 7.1.3 An initial 'first pass' high-level assessment has been undertaken on all ten junctions, which considers the percentage impact of development trips on total junction flow, for 2022, 2025 and 2029. A threshold of 5% has been used as an indicator, above which the junction has then been subject to detailed modelling to quantify and forecast junction operation, in terms of queue length and capacity.
- 7.1.4 The TA considers an impact of 5% or less to be negligible and thus a detailed capacity assessment is not required.
- 7.1.5 **This approach is considered reasonable. However, the Merrie Harrier (the A4055/B4267/Andrew Road and Cardiff Road/B4267/A4055) is a strategic junction that currently experiences congestion and queuing during peak periods. At this junction a 5% increase in traffic is expected to have a material impact. It is recommended the junction is subject to detailed modelling to quantify the effect of the development traffic.**
- 7.1.6 **In Table 7.1 of the TA it is noted that the total flow reported for the A4055/B4267/Andrew Road junction (in the Base AM 2022 scenario) is 2,976. The same junction in 2025 and 2029 reports a total flow of 2,743 and 2,813 respectively. The reduction in traffic should be explained and the table checked for accuracy.**
- 7.1.7 Seven junctions (including both site access proposals) were subject to detailed capacity assessments using the traffic modelling software Junctions 9 (for priority controlled junctions and roundabouts) or LINSIG (for signal controlled junctions). The modelled junctions include:
- Lavernock Road/Northern site access junction
 - Lavernock Road / Southern site access junction
 - Lavernock Road/Cosmeston Lake Country Park priority junction
 - Lavernock Road/Cosmeston Drive priority junction
 - Lavernock Road/Westbourne Road priority junction

- B4267/Augusta Road/Lavernock Road/Castle Avenue crossroads

- 7.1.8 The TA modelling results and output files contained in Appendix K to R have been checked for accuracy in terms of junction geometry and the traffic flows used for assessment.
- 7.1.9 The proposed Northern and Southern Site Access junction arrangements are forecast to operate within capacity. The maximum RFC (ratio of flow to capacity) is shown to be 0.56 and average queues are no greater than one PCU (passenger car unit).
- 7.1.10 The existing Lavernock Road/Cosmeston Drive junction is forecast to operate within capacity until 2029, at which point it reaches practical capacity. The RFC on the residential arm is shown to be 0.91 in the morning peak. However, the maximum queue is only six PCUs.
- 7.1.11 **Section 7.8.12 of the TA should be checked and corrected for accuracy. An RFC of 0.88 is reported, however, Table 7.4 shows an RFC of 0.91.**
- 7.1.12 Lavernock Road/Westbourne Road priority junction has been assessed using the Lane Simulation tool, on advice from the software developers TRL. Table 7.5 indicates that for the existing baseline scenario (2019) the model is forecasting an average queue of 25 PCUs in the AM peak, exiting Westbourne Road, and a queue of 210 PCUs on Lavernock Road (south).
- 7.1.13 **The reported level of queuing is very high. The Vale of Glamorgan Council should confirm if this is known problem at this location and if the queuing levels reported are representative. If not, it is recommended that further surveys and/or site observations are undertaken to better understand operation. The information should be used to calibrate the model.**
- 7.1.14 **Based on the model results, Lavernock Road/Westbourne Road junction is forecast to be well over capacity by 2022 and will continue to deteriorate significantly by 2025 and 2029. By 2029 in the AM peak period a queue of 590 PCUs is forecast on Lavernock Road (south) and 114 PCUs on Westbourne Road. Suitable mitigation will need to provide to ensure the junction operation remains at an acceptable level.**
- 7.1.15 Lavernock Rd/Augusta Rd/Castle Avenue Cross Road Junction is forecast to operate within capacity for all future year scenarios tested.
- 7.1.16 Lavernock Road/Dinas Road/Victoria Road signals has been assessed based on a four stage method of control and a 90 second cycle time. The junction is forecast to operate within capacity (with development traffic) until 2025. By 2029, with development traffic, the junction is forecast to be at practical capacity and approaching theoretical capacity, with a 98.4% DoS (Degree of Saturation) on the Dinas Road approach arm in the AM peak. In the same time period, an average queue of 21 PCUs is forecast on Lavernock Road South.
- 7.1.17 To improve the junction performance and mitigate the effects of development traffic, it is proposed that the existing four-stage operation is replaced by a more efficient two-stage sequence. Right-turn traffic would be 'gap seeking' and expected to operate under priority control. Based on the revised stage arrangement the model forecasts that the junction will operate within capacity for all scenarios.
- 7.1.18 **Although the proposed two-stage sequence has been shown to operate satisfactorily in the modelling software LINSIG, it is recommended that an outline design and cost estimate is provided, the details of which will need to be agreed with the Vale of Glamorgan Council.**
- 7.1.19 The TA summaries the junction modelling in section 7.10. **Based on the model results, it is not agreed that the local highway network can accommodate the development proposals,**

without further mitigation. It is recommended that the Merrie Harrier junction is modelled in detail to determine the effect of development traffic, or that discussions are held with the Vale of Glamorgan Council, to agree a suitable way forward when considering the development impact and the strategic approach to reducing congestion at this location. In addition, suitable mitigation will need to be provided at Lavernock Road/Westbourne Road to ensure junction operation remains at an acceptable level.

8 Summary and Conclusions

- 8.1.1 Mott MacDonald were commissioned the Vale of Glamorgan Council to review a Transport Assessment and associated Travel Plan, submitted in support of an outline planning application for land at Upper Cosmeston Farm, comprising 576 dwellings and a new two-form Primary School.
- 8.1.2 Comments and recommendations have been provided in this report and amendments to the Transport Assessment should be made accordingly.
- 8.1.3 The baseline review has demonstrated that the development site supports the use of non-car modes of travel, with access to existing public transport links and the ability to reach a range of facilities by cycling. Although the distance from the site to many local amenities is beyond the preferred maximum walking distance, it does benefit from the NCN Route 88, which would extend into the heart of the development and provide a dedicated route to the centre of Penarth.
- 8.1.4 The existing bus network, combined with the proposed improvements, will provide opportunity to make linked trips to nearby railway stations in Penarth, Cogan and Barry. However, due to the distance of the stations from the site, it is not likely many will choose to walk to catch a train. To increase trips by rail the development will rely upon commitments made by Transport for Wales in relation to the South Wales Metro and a significantly improved rail network across South Wales.
- 8.1.5 A number of personal injury cluster sites have been identified in the study area. Further analysis will be necessary to establish the cause and identify suitable mitigation measures.
- 8.1.6 The principle objective of the development in terms of transport and access is to reduce reliance on the private car and improve accessibility via sustainable modes. The Transport Assessment is based on a 70/30 split mode of travel. i.e. it considers that 70% of all journeys will be made by private vehicle and 30% by sustainable modes and public transport. This is a 10% reduction in single occupancy trips compared to the current baseline modal share.
- 8.1.7 Based on the land use and 70/30 modal split, the two-way development trips by car (driver + passenger) is forecast to be approximately 399 vehicles in the AM peak and 259 in the PM peak.
- 8.1.8 Junction capacity analysis indicates that development trips will result in a 5% increase in traffic at the signalised Merrie Harrier junction. Lavernock Road/Westbourne Road priority has been modelled in detail and is forecast to operate over capacity in the assessed future years, with significant queuing and delay.
- 8.1.9 It is concluded that although the sustainable measures will help to reduce vehicle trips generated. However, the development should ensure that the impact on the local highway network is mitigated against with the provision of junction and road safety improvements where necessary.



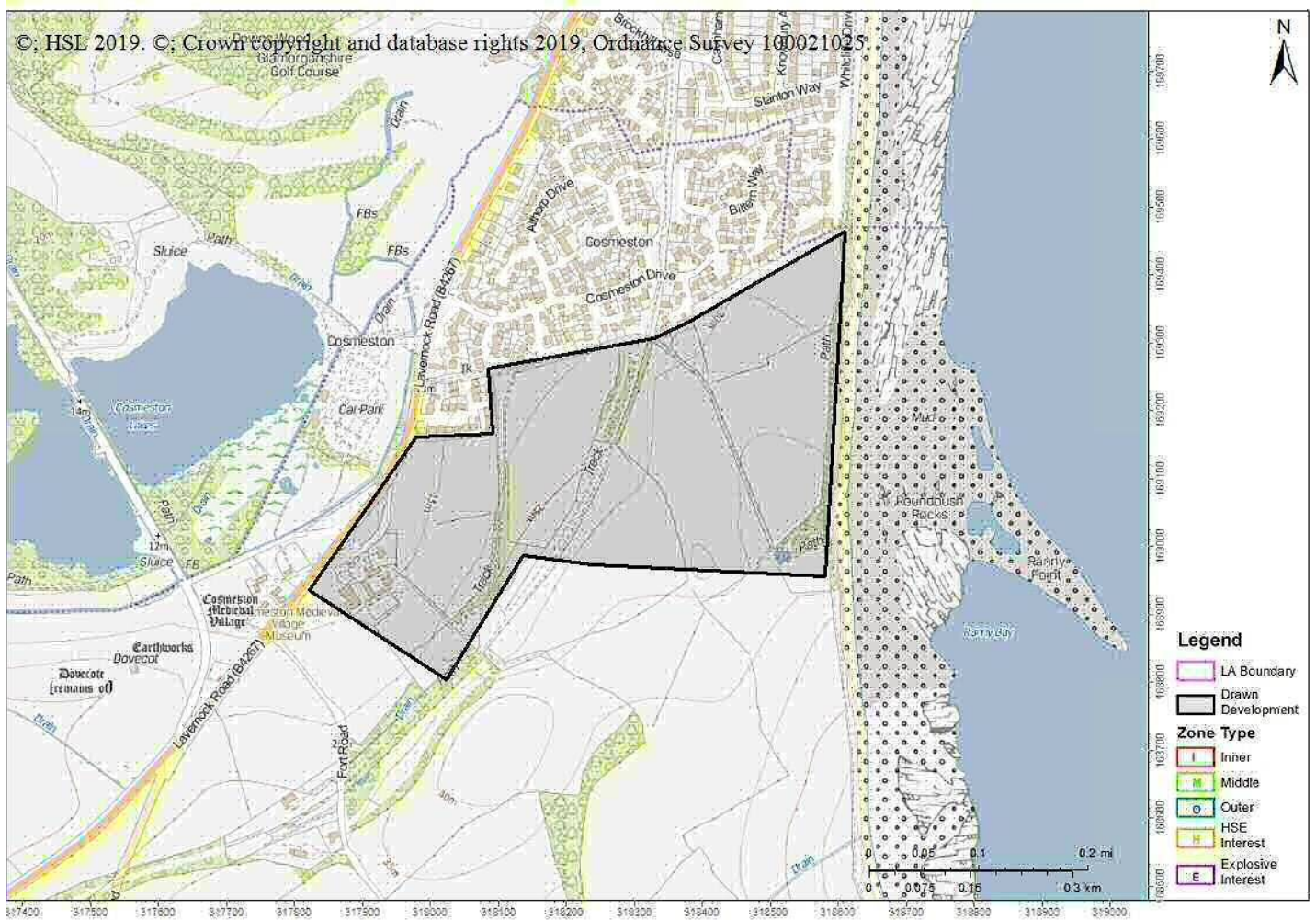
Cardiff
CF56 8RS

Advice : HSL-191017093402-744 Does Not Cross Any Consultation Zones

Your Ref: 18.266

Development Name: Cosmeston

Comments:



The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

Unidentified Pipelines

There is at least one unidentified pipeline in this Local Authority Area. You may wish to check with the pipeline operator where known or the Local Authority before proceeding. The details HSE have on record for these pipelines is as follows:

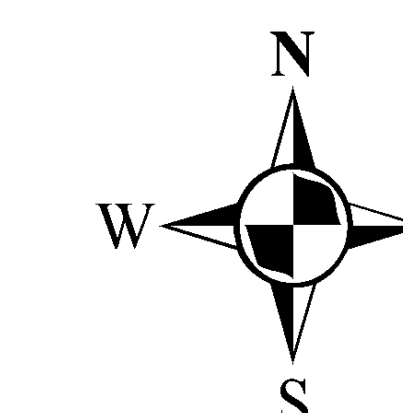
- 14312_ Dow Corning Ltd Chlorosilane line between Dow Corning & Cabot site
- 449095_ Navigator Terminals Windmill Ltd Land Tanks to Dow silicones - Methanol transfer line ME - 115
- 4551570_ Navigator Terminals Windmill Ltd Navigator land tanks to Barry No 2 dock

This advice report has been generated using information supplied by Kate Stevens at Asbri Planning Ltd on 17 October 2019.



Dŵr Cymru
Welsh Water

PPA0004349



LEGEND(Representative of most common features)

	Foul chamber		Outfall
	Surface water chamber		Lamp hole
	Combined sewer overflow		Storm overflow
	Special purpose chamber		Rising main
	Treatment works		Gravity sewer
	Pumping station		Private sewer subject to Sect. 104 agreement
	Private Sewer Transfer		Lateral Drain
	Inspection Chamber		

NS: See symbol colour indicates the type.

RED - Combined
 GREEN - Surface water
 BROWN - Foul
 PINK - Force Mains (for inspection purposes only)

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases, pipe material (other than Asbestos Cement or Pitch Fibre (PF)) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

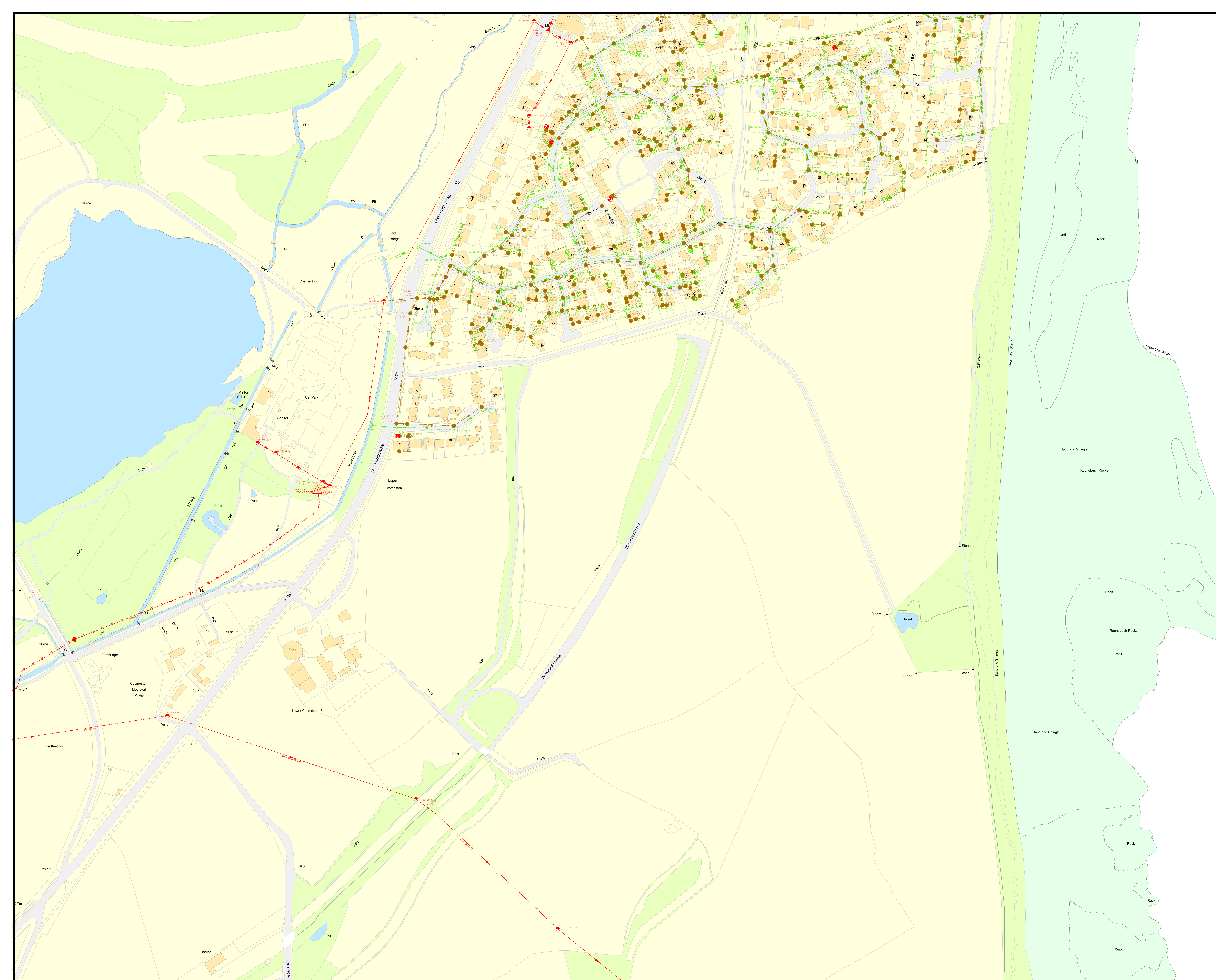
Dŵr Cymru Cymrydd (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the basis of the underlying fact it is based on the best information available and to the extent as to its correctness is liable only in the event of excavations or other works made in the vicinity of the Company's apparatus. The user of this information should be aware that the Company is not liable for any damage or loss arising from any excavation or other works made in the vicinity of the Company's apparatus. The user should be aware that the Company is not liable for any damage or loss arising from any excavation or other works made in the vicinity of the Company's apparatus. The user should be aware that the Company is not liable for any damage or loss arising from any excavation or other works made in the vicinity of the Company's apparatus.

Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

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Map Ref: 318217,169110
 Map scale: 1:1250
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Archived: 25 October 2019 09:36:26

From: Rhodri Edwards

Sent: 15 October 2019 09:21:36

To: Kate Stevens

Cc: Jonathan Radcliffe

Subject: RE: [External Email]- SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D - Cosmeston, Penarth

Importance: Normal

Hi Kate

Sorry I just missed yesterday's deadline but thank you for the email and attached notice inviting comments on proposed development at Cosmeston, Penarth.

In accordance with the Vale of Glamorgan's Open Spaces Policy (which has adopted Fields in Trust standards of provision), the supporting Design and Access Statement points out that a development of this size (576 units) would require 21,381m² of outdoor sports space. The Local Planning Authority however has indicated that this provision will not be necessary because the Plymouth and Sully wards have a surplus of such provision.

Sport Wales has concerns about this claimed surplus which has presumably been taken from the Open Space Background Paper 2013. First of all, electoral ward boundaries have no bearing on the use of sports facilities and the facilities available in the Plymouth and Sully wards more than likely serve a wider area. It is noted in the Background Paper that of the other three wards in Penarth - Cornerswell, St Augustines and Stanwell - the latter two fall short of Fields in Trust standards.

Secondly, the Background Paper has included school playing fields in its calculations but in accordance with Fields in Trust guidance these should not be counted unless routinely available to the public. Is this the case? Provision in the Cornerswell ward, which is said to have a surplus, is entirely school playing fields so if they are not available to the public they should be discounted and the ward will then have a significant shortfall.

Further assessment should be undertaken looking at Penarth as a whole, the facilities available to the public and their catchment areas based on reasonable travel/walking distances (Fields in Trust recommends 1.2km for playing pitches) to properly determine if there is a surplus against the adopted standards.

Having said that, Sport Wales' preference is to see a Playing Pitch Strategy which has taken into account supply and compared that against the specific training and competition needs of local clubs and groups to ensure there are sufficient facilities. If there is a shortfall, the development at Cosmeston could provide an opportunity to boost provision.

Formal sport facilities aside, the proposed provision of play spaces throughout the site is noted but there are no multi use games areas or no significant flat area suitable for informal ball games or other running based activities. There is an area indicated for kick about but this is very small. Sport Wales would therefore like to see a such a facility or area included within the development.

Kind regards

Rhodri

Rhodri Edwards
Sport Wales | Chwaraeon Cymru
Sophia Gardens | Gerddi Sophia
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www.sport.wales | www.chwaraeon.cymru

We welcome correspondence in Welsh and English, corresponding in Welsh will not lead to a delay.
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Mae'n gwmni sydd wedi'i ymgorffori gan Siarter Brenhinol ac mae'n gofrestredig yng Nghymru ac yn Lloegr a'i rif cofrestru fel cwmni yw: RC000579.

From: Kate Stevens [mailto:]
Sent: 16 September 2019 17:27
To: Planning >
Subject: [External Email]- SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D - Cosmeston, Penarth

Please see attached

Kate Stevens Office Manager

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Emma Harding

From: [REDACTED]
Sent: [REDACTED]
To: Kate Stevens
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D - Cosmeston, Penarth

Dear Kate Stevens,

Re: SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D – Land At Upper Cosmeston Farm, Lavernock Road, Penarth.

Thank you for the formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, concerning agricultural land quality and the application of BMV policy. This advice relates to technical information only; not the merits or otherwise of the proposal.

1. Agricultural Land Classification (ALC):

The Department has not previously surveyed the site. According to the Predictive ALC Map, the land is likely to be a mix of Grade 4 and 5.

2. Site:

The Vale of Glamorgan LDP was adopted in June 2017 and includes this area as 'Housing Allocation' (Ref:MG2(24)).

3. Advice:

An ALC survey is not required for this site as it is unlikely to include BMV land. The site is included in the Vale of Glamorgan LDP allocation. Therefore the BMV Land Policy (PPW Paragraph 3.54 & 3.55) does not apply to this application.

Should the Department be consulted by the LPA, this would be under arrangements given in TAN6, Annex B6 and relate to technical advice only; not the merits or otherwise of the proposal.

Regards

Arwel Williams

Arwel Wyn Williams
Cynghorydd Polisi Pridd a Defnydd Tir Amaethyddol / Agricultural Land Use & Soil Policy Advisor
Is-adran Tir, Natur a Choedwigaeth / Land, Nature and Forestry Division
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E-bost: arwel.williams@llyw.cymru / E-mail: arwel.williams@gov.wales
Ar y We / Internet: www.llyw.cymru / www.gov.wales



From: Kate Stevens [REDACTED]
Sent: 16 September 2019 17:27
To: LQAS <LQAS@gov.wales>
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D - Cosmeston, Penarth

Please see attached

Kate Stevens – Office Manager

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Appendix H – EDP Response to NRW

5 December 2019

Our Ref: L/edp5187/EW/

Sent By Email: southeastplanning@cyfoethnaturiolcymru.gov.uk

Clare McCorkindale
Development Planning Advisor
Rivers House
St Mellons Business Park
Fortan Road
Cardiff
CF3 0EY

Dear Clare

Land at Upper Cosmeston Farm, Lavernock Road, Penarth

A formal response from Natural Resources Wales (NRW) via letter issued on 18 October 2019 (NRW reference CAS-100830-M0Q9) was received following a recent Pre-Application Consultation submission (PAC) in respect of proposed development at Land at Upper Cosmeston Farm, Lavernock Road, Penarth. NRW raises significant concerns over the proposed scheme as submitted, specifically with respect to the potential for adverse impacts to arise upon populations of protected species, namely water vole (protected under the Wildlife and Countryside Act, as amended 1981) and dormouse and bats (comprising European Protected Species protected under The Conservation of Habitats and Species Regulations 2017). As such, a further information request in addition to a requirement to undertake further surveys with respect to water vole has been made. Further information is therefore provided below in respect of all points raised, with clarification provided where required. For ease of reference I provide NRW's commentary in blue with our response to each point raised provided thereafter.

Water Vole

'We are also aware that water voles have been reintroduced into, and there are records of them in, Cosmeston Country Park directly opposite the site. However no surveys have been submitted in support of this proposed development. We advise that surveys for water voles should also be undertaken, if there is suitable habitat on or immediately adjacent to the site. There are many records for this species at Cosmeston Country Park directly opposite the site, a site which has been the subject of a re-introduction programme. Any changes in water levels and water quality in Sully Brook and Cosmeston Lakes could negatively impact upon the dispersal of this species.'

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We advise that the scope of the protected species surveys should be agreed with the LPA ecologist at an early stage. We recommend that surveys are carried out by a suitably qualified, experienced and where necessary, licenced ecologist, and in accordance published guidance where this exists. We recommend that records from the local biodiversity records centre, and any other relevant local interest groups (e.g. bat groups, ornithological groups, etc) are obtained to inform the assessment of impacts of the proposals.

The current submission does not appear to address the above. In this context we advise that the formal planning application should include:

- *Surveys for water vole. Should water vole be confirmed the submission should set out how the development will impact the species and include proposals for their conservation.'*

To date, no detailed surveys for water vole have been undertaken or proposed given the absence of suitable habitat for this species within or immediately adjacent to the EIA Site. An Extended Phase 1 Habitat Survey undertaken by Wardell Armstrong in September 2106 identified no ponds nor watercourses onsite, whilst any field ditches identified within the EIA Site are permanently dry. As referenced within the Ecology Chapter of the Environmental Statement (ES) prepared by EDP, no desk study records for this species within 2km of the EIA Site were returned by South East Wales Biodiversity Records Centre (SEWBRc) (paragraph 8.4.80). The ES Chapter prepared by EDP does, however, consider the recent re-introduction of water vole to Cosmeston Lakes and section of the Sully Brook located circa 100m east of the EIA Site within its assessment. Nevertheless, given the absence of suitable habitats on and immediate adjacent to the EIA site it is considered that the findings of the habitat assessment undertaken with respect to the EIA site's potential to support water vole is sufficient to infer absence of a population onsite. With respect to a requirement for surveys to have been undertaken of the wider landscape including Cosmeston Lakes, none could be undertaken given that such land is beyond the ownership boundaries of the EIA Site.

Given the absence of suitable aquatic and riparian habitat supported onsite for this species, water vole is presumed absent from the EIA site. With respect to the known population occurring offsite, no direct impacts are anticipated given the spatial separation of such offsite populations from the EIA Site, combined with the absence of suitable habitat connectivity between the EIA Site and additional areas of suitable habitat located offsite. Indeed, Lavernock Road delineating the western boundary of the EIA Site is considered a significant barrier to the dispersal of this species between Cosmeston Lakes and the EIA Site. As such we consider our current assessment of the EIA Site to be robust, i.e. that it is of negligible importance to water vole.

Nevertheless, it is acknowledged that there is the potential for any future development of the EIA Site to give rise to negative, indirect impacts upon Cosmeston Lakes and its current water vole population supported. As detailed within the Ecology ES Chapter in relation to assessing impacts upon statutorily designated sites, potential adverse impacts include a deterioration in water quality and increase in suspended solids which may arise during the construction phase of development, as a result of uncontrolled discharge of any contaminated run-off (paragraph 8.5.16). Pollution incidents could also arise as a result of leaks and spills from construction activities, potentially resulting in the introduction of hydrocarbons and other contaminants from site plant. During the operation phase of proposed



development, adverse impacts associated with site drainage, including surface water run-off and ground water contamination could also arise. Such impacts are, however, considered unlikely subject to implementation of a sensitive drainage strategy in accordance with relevant planning policy which is part of the inherent detailed design for proposed development (paragraph 8.5.49). Additionally, the implementation of appropriate control measures during the construction phase of development, to be detailed within a future Ecological Construction Method Statement (ECMS) recommended as a condition of planning consent, will mitigate against potential impacts during construction (paragraph 8.5.76).

As such, and subject to the implementation of those mitigation measures referenced above and further detailed within the Ecology ES Chapter, it can be considered that no impacts to Cosmeston Lakes and the water vole population present therein will arise. The current ecological impact assessment detailed within the Ecology ES Chapter prepared by EDP, including those mitigation measures recommended for implementation, is therefore considered sufficient to address all potential adverse impacts upon the offsite water vole population.

European Protected Species – Dormouse and Bats

We note NRW's comments in relation to European Protected Species but request further clarification with respect to the additional information required given that such information requested has been included in sufficient detail within EDP's Ecology ES chapter.

NRW state the following within their consultation response:

'We welcome the submission of detailed surveys and note the presence of dormice and bats within the development boundary. However, we consider that there is insufficient information submitted with this consultation to determine the likely impacts of the proposals on Dormice and Bats. We are therefore unable to advise if the proposal would be able to avoid a detrimental impact to the maintenance of the favourable conservation status of the populations of species concerned. We advise that further information and surveys are undertaken as detailed below. Due to the potential impacts of the proposed works on these protected species, we require additional information to be submitted in order to be able to assess fully, the impacts upon EPS. We refer you to our previous scoping advice letter (CAS-78688-C6L4 dated 1 March 2019) that stated:

The ES should include:

- *A detailed assessment of the likely impacts of the proposals (with reference to the proposed works and results of the ecological surveys); and*
- *Details of all the mitigation and/or compensation that will be put in place to off-set any impacts identified. Where such measures are likely to include long-term habitat management, and habitat and species monitoring, these details should also be included.'*



'In addition, we advise that the development incorporates robust green infrastructure to allow protected species to continue to inhabit the site and move through it. It is vital that the design of the development avoids having narrow green infrastructure corridors and minimises breaks in those corridors.'

We reference the following survey reports which have been submitted with a Pre-Application Consultation submission and which sets out the results of all surveys undertaken in respect of bats and dormouse, with such results summarised within the ES Ecology Chapter to inform the impact assessment:

- Vol 2 Chapter 8, Ecology. EDP, dated Sept 19;
- Vol 3 Appendix 8.1, Preliminary Ecological Appraisal. Wardell Armstrong, dated August 2018;
- Vol 3 Appendix 8:2 Bat survey Report. Wardell Armstrong, dated August 2018;
- Vol 3 Appendix 8:4 Dormouse Survey Report. Wardell Armstrong, dated September 2018; and
- Vol 3 Appendix 8:7 Ecology Update Note, EDP, edp5187-r004b (Bats), dated 30 August 2019.

The ES Chapter further provides a detailed assessment of the likely impacts of the proposals with such as assessment undertaken in accordance with The Chartered Institute of Ecology and Environmental Management's (CIEEM) Ecological Impact Assessment Guidelines (2018). I provide a summary of the assessment with respect to bats and dormouse and which is provided within Table 8.7 in the ES chapter. This assessment is based on survey effort undertaken by Wardell Armstrong in respect of bats and dormouse during 2018. This assessment is also based upon further survey effort in respect of bats undertaken by EDP during 2019, the scope of which was agreed with Vale of Glamorgan Council Ecologist.

Table EDP 1: Anticipated Impacts during the Construction Phase of Proposed Development.

Description of Potential Impact and Effects Arising	Characterisation of Impact	Description of Potential Impact and Effects Arising	Characterisation of Impact
Bats		Dormouse	
Loss of three common pipistrelle and summer day roosts associated with buildings B3, B4 and B7 . Potential killing/injury during demolition.	Negative, permanent, irreversible.	Risk of killing and injury during clearance, with loss and erosion of tree, hedgerow and associated shrub and scrub habitat totalling circa 8,600m² used for breeding, foraging and dispersal.	Negative, permanent, irreversible.
Loss of trees T5, T7-T11, and T13-T19 with high potential to support roosting bats, T4 and T12 with moderate	Negative, permanent, irreversible.	Habitat degradation and damage during construction and landscaping works adjacent to hedgerow	Negative, permanent, irreversible.



Description of Potential Impact and Effects Arising	Characterisation of Impact	Description of Potential Impact and Effects Arising	Characterisation of Impact
potential and T1-T3, T6 and T35-T36 with low. Risk of killing and injury during tree works should a bat roost be present.		and woodland network. Risk of killing and injury during works.	
Loss of hedgerow/woodland resource totalling circa 8,600m² used for commuting and foraging. Additional loss of poor semi-improved/improved grassland habitat likely used for limited foraging.	Negative, permanent, irreversible.	Disturbance impacts during construction due to use of temporary lighting.	Negative, temporary, reversible.
Habitat degradation and damage during construction and landscaping works adjacent to retained structures and trees with bat roost potential. Risk of killing and injury during works.	Negative, permanent, irreversible.	Increased risk of collision from traffic due to increased vehicle, machinery and plant movement across the site and adjacent to sensitive habitats.	Negative, permanent, irreversible.
Disturbance impacts due to use of temporary lighting.	Negative, intermittent, temporary, reversible.		

Table EDP 2: Anticipated Impacts during the Operational Phase of Proposed Development.

Description of Potential Impact and Effects Arising	Characterisation of Impact	Description of Potential Impact and Effects Arising	Characterisation of Impact
Bats		Dormouse	
Visual and noise disturbance arising from increased recreational use of habitats.	Negative, permanent, irreversible	Visual and noise disturbance arising from increased recreational use of habitats.	Negative, permanent, irreversible.
Increased levels of illumination by street lighting and light spill from residential development.	Negative, permanent, irreversible.	Increased levels of illumination by street lighting and light spill from residential development.	Negative, permanent, irreversible.
Increased risk of collision from traffic.	Negative, permanent, irreversible.	Increased levels of predation due to pet ownership.	Negative, permanent, irreversible.



The ES Ecology Chapter further sets out those mitigation and compensation measure proposed in respect of bats and dormouse to offset potential impacts as result of development. A summary of proposed mitigation and compensation for both the construction and operational phases of development is provided below with further details provided within the ES Ecology Chapter:

- Adhere to sensitive working methodologies to be set out within an ECMS to be provided as a condition of planning and future derogation licence prepared in relation to bats and dormouse, to ensure full protection of these species during removal of suitable habitat and demolition of buildings supporting a summer day roost for common pipistrelle bats (paragraphs 8.5.86 - 8.5.92 and 8.5.93-8.5.95);
- Protective measures to be set out within the ECMS and Environmental Management Plan (EMP) to ensure no adverse impacts to retained habitats will arise which could affect bats and dormouse (paragraph 8.5.77);
- Requirements to restrict construction activities to daylight hours as far as possible, with use of temporary, artificial lighting avoid the hours between dusk and dawn, with directional and low-level lighting used away from sensitive habitat corridors utilised by bats and dormouse (paragraph 8.5.81);
- Re-inspection of trees with bat potential together with sensitive clearance measures (which may require implementation under a derogation licence to be approved by NRW), as detailed within the ECMS will be followed to ensure no harm to roosting bats during felling/removal/pruning (paragraph 8.5.86);
- Provision of new tree, hedgerow and shrub planting of value to bats and dormouse amounting to circa **8,900m²** to compensate for habitat loss, particularly along the northern, eastern and southern boundaries of the EIA site to strengthen/widen the existing hedgerow resource or otherwise provide new habitat corridors along the southern peripheries of the EIA site. This is in addition to habitat buffering, enhancement and sensitive long-term management of retained woodland, hedgerow and scrub habitats amounting to circa **29,700m²** (paragraphs 8.5.100-8.5.102). Based on the above, a summary of the extent of habitat loss, retention and creation, proposed by the development in respect of dormouse further quantified within **Table EDP 3** below:

Table EDP 3: Summary of habitats to be lost, retained and created onsite as part of the proposals (all m² approximate).

Dormouse Habitats On/Adjacent to the Application Site	Existing (m²)	Of Which Retained (m²)	Of Which Lost (m²)	Of Which New (m²)	Of Which Enhanced (m²)
Woodland/hedgerows/scrub	38,353	29,700	8,600	8,900	29,700
Ratio of replacement planting (Loss: Gain) = 8,600m² : 8,900 m² = 1:1.03					
Ratio of replacement planting (Loss: Gain/Enhanced) = 8,600m² : 38,600 m² = 1:4.5					



- The transplanting of suitable specimens of native, broadleaved trees and shrubs otherwise proposed for loss to suitable receptor sites located across the EIA Site where appropriate, to close up existing gaps and speed up establishment of newly created habitats (paragraph 8.5.6);
- The inclusion of new infill planting across all internal and boundary hedgerows and woodland habitats to be retained onsite, utilising native species of local provenance, so as to further enhance and strengthen existing habitat corridors across the EIA Site (paragraph 8.5.6);
- Provision of new, roosting features for bats in compensation for loss of the three common pipistrelle summer day roosts in addition to installation of Schwegler bat boxes upon suitable, mature trees retained along the peripheries of the EIA Site (paragraphs 8.5.111-8.5.112);
- 50 dormouse boxes to be installed within suitable dormouse habitats to be retained prior to commencement to facilitate any future relocation of individuals during clearance works where necessary/appropriate, in accordance with licence requirements (paragraphs 8.5.115); and
- Provision and long-term management of new tree, hedgerow and shrub planting in addition to wetland/reed bed habitats, together with habitat buffering, to create strong foraging (paragraph 8.5.97).

This is in addition to mitigation inherent within the masterplan for development which includes (paragraph 8.5.5-8.5.6):

- Retention of the vast majority of woodland habitat (of value to bats and dormouse) associated with the western and eastern boundaries of the central improved grassland field, travelling north to south through the centre of the EIA Site, with tree losses largely limited to a single section within each boundary to accommodate construction of a link road through the centre of the EIA Site;
- Full retention and enhancement of circa 0.26ha of shrub and scrub habitat of value to dormouse colonising the old quarry, adjacent to the northern boundary of the EIA Site;
- Retention and enhancement of the eastern boundary hedgerow of value to bats and dormouse adjacent to the coastal footpath;
- Buffering of woodland and hedgerow habitats retained within the EIA site amounting to circa 29,700m² combined with their enhancement and long-term management;
- The offsetting of the development footprint either side of retained hedgerows and vegetated boundaries onsite, with such buffers accommodating existing grassland habitat and retained hedgerows and trees, and further extended where necessary to accommodate root protection areas associated with mature tree standards and woodland edges as necessary. Such habitat corridors will be excluded from curtilage boundaries adjacent to minimise future mismanagement;



- The siting of single-sided roadways, public footpaths and/or areas of formal public open space adjacent to sensitive habitats to be retained as far as possible to offset the development footprint away from areas of sensitive habitats retained adjacent, thereby minimising disturbance impacts whilst facilitating access for future maintenance;
- The provision of meadow grassland (circa **16,300m²**) for wildlife and recreation and sustainable drainage features incorporating open water and reed beds (circa **24,100m²**) with such habitats providing foraging resource for a bat population;
- The provision of two sustainable drainage features within the north east corner of the EIA Site incorporating wet basins and planted with appropriate native wetland flora to maximise the availability of suitable terrestrial and aquatic habitat for amphibians, whilst also providing additional foraging habitat for a variety of bat species. This is in addition to the creation of a wet drainage features along the northern boundary of the EIA Site adjacent to Lavernock Road and wet ponds/reed beds within green open space at the southern boundary of the EIA Site;
- The provision of suitable drainage feature incorporating swales and reed beds throughout the remainder of the development (equating to **22,100m²**), planted with appropriate native wetland flora to maximise the availability of suitable terrestrial and aquatic habitat for amphibians, whilst also providing additional foraging habitat for a variety of bird and bat species;
- The enhancement of grassland habitats to be created/enhanced within the south of the EIA Site. Enhancement measures proposed include supplementary seeding and/or use of green where appropriate, together with the implementation of sensitive management measures, so as to provide structurally diverse and species-rich grassland habitats, maintained in the long term for the benefit of wildlife including foraging bats; and
- The exclusion of all retained, enhanced and newly created habitat from adjacent curtilages, with such habitats subject to a sensitive management and maintenance regime in the long term.

More generally, the commitment to sensitive habitat management and monitoring over the long term and requirement for a sensitive lighting strategy, as detailed within the ECMS and EMP and in accordance with the requirements of any future derogation licence(s) from NRW, will further ensure that such resources are sensitively and appropriately managed for protected species.

Based on the information provided above, it is considered that the Ecology ES Chapter includes the following information and in so doing address NRW's comments, particularly with respect European Protected Species confirmed present onsite (bats and dormouse):

- *'A detailed assessment of the likely impacts of the proposals (with reference to the proposed works and results of the ecological surveys); and*

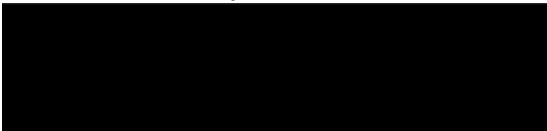


- *Details of all the mitigation and/or compensation that will be put in place to off-set any impacts identified. Where such measures are likely to include long-term habitat management, and habitat and species monitoring, these details should also be included.'*

If is further considered that the ES Ecology Chapter sets out in sufficient detail those principles of the proposed mitigation strategy for bats and dormouse, with further fixed details to be provided within subsequent Reserved Matters applications as each phase of development comes forward at a later date and pending outline planning consent. Naturally, such fixed details cannot be provided at this stage given only outline planning consent is sought in this instance. Particularly in respect of Cosmeston Farm, supporting three common pipistrelle day roosts which will be demolished in future to facilitate construction of a school, outline planning consent can only be based on parameters at this stage. There is, however, enough scope and flexibility within the outline masterplan design to accommodate sufficient mitigation in respect of bats and dormouse where required to maintain the favourable conservation status of these species, particularly given the availability of retained habitats and proposed open green space within the proposed development footprint.

I trust that the foregoing provides all the information you require at this stage to further inform your position with respect to proposed development and alleviate your concerns with respect to ecology matters. May I also take this opportunity to suggest a site meeting between NRW, the Applicant (Welsh Government) and ourselves to address any outstanding concerns relating to ecological matters, whilst allowing the opportunity to appraise the EIA site first-hand. In the meantime, please do not hesitate to contact me should you have any comments or queries.

Yours sincerely



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