

Date/Dyddiad: 02 December 2020

Ask for/Gofynwch am: Mr. Robert Lankshear

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Your Ref/Eich Cyf:

My Ref/Cyf: P/DC/RL/2020/01170/OUT

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Miss Emma Harding
Unit 9
Oak Tree Court
Cardiff Gate Business Park
Cardiff
CF23 8RS

Dear Madam,

Town and Country Planning Act, 1990 (as amended)
Planning Application Reference: 2020/01170/OUT
Location : Land at Upper Cosmeston Farm, Lavernock Road, Penarth
Proposal : Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access

I write to provide further detail of the school transport requirements and clarification with regard to community facilities provision arising from the development further to my previous letter dated 24th November.

School transport

Following consultation with our Active Travel Section please note there would be a requirement for the following contribution towards school transport arising from the development:

St. Joseph's RC School – for 4 children for 3 years = £24,224 (£6,056 x 4 children)

Ysgol Bro Morgannwg – for 7 children for 3 years = £29,925 (£4,275 x 7 children)

Community facilities

The supporting text to LDP Policy MG2 states that 0.1-0.2 hectares of land shall be allocated for a community facility at this site. This is reinforced by LDP Policy MG7 (4), which allocates land for a community facility. It is acknowledged you have included provision within the master plan, including a community 7 a side pitch (0.2ha), allotments and an outdoor gym. This is supported by the Local Planning Authority, although as noted within my previous letter to you, clarification of your intention with regard to the provision of these facilities should be provided. For instance, is it your intention for the developer to implement the community facilities on site “in kind”, and source private management companies for these facilities, or do

you intend to transfer the land to the Council in a clean condition, and provide an off-site contribution, for the Council thereafter to implement the set out facilities?

If these matters are unknown at this stage, I would suggest we retain flexibility in the Heads of Terms and include appropriately worded “either/or” clauses, such as:

- prior to or as part of the submission of the first reserved matters, the developer shall submit details to the Council for approval of the community facilities to be provided on the land identified on the master plan, including a schedule for implementation and details of the future management, which shall be at least to the value of £1,260 per dwelling, totalling £725,760 in accordance with the SPG on Planning Obligations for Community Facilities; or alternatively,
- prior to or as part of the submission for the first reserved matters, the developer shall formally request to transfer the land identified on the masterplan for community facilities to the Council at nil cost in a clean condition. In the event that the Council agrees, the land shall be transferred in a clean condition prior to X occupations, and the developer shall pay a contribution of £1,260 per dwelling, totalling £725,760 in accordance with the SPG on Planning Obligations, for the Council to deliver community facilities on the land.

I hope the above is clear but please do not hesitate to contact me if you need to discuss anything further.

Yours faithfully

Mr. Robert Lankshear
for Operational Manager Development Management