

# Pre-Application Consultation Report

Land at Sandy Lane, Ystradowen, Vale of Glamorgan

*September 2023*



## Introduction

This Pre-Application Consultation Report has been prepared on behalf of Lewis Homes to accompany a full planning application for residential development together with engineering, drainage, landscaping, highways and other associated works.

This report, and the consultation process, has been carried out in accordance with legislation provided by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the DMPWO”). In particular, the report complies with the requirement for major development to undertake a pre-application consultation exercise with the local community, stakeholders and specialist consultees. The proposal constitutes major development as it proposes the development of 10 or more dwellings.

This report outlines the legislative framework of the mandatory exercise; the methodology used; the outcome of the statutory exercise; the applicant’s response to comments received; and a conclusion of the main findings.

## Planning Policy and Guidance

### Planning Policy Wales

Paragraph 2.21 of Planning Policy Wales (Edition 11, 2021) sets out that the planning system should maximise contributions towards all the goals of the Well-being of Future Generations Act. Figure 4 summarises the key planning principles. In “Facilitating accessible and healthy environments”, PPW11 advises the following:

*“Our built and natural environments should be planned to promote mental and physical well-being. The best way of achieving this is to involve and collaborate with others to ensure issues are understood and prevented at the earliest opportunity through effective engagement with those affected by or having an interest in the development concerned.”*

### Practice Guide: Realising the Potential of Pre-Application Discussions (2012)

The Welsh Government provides advice and encouragement to applicants to enter into pre-application discussions through the ‘Practice Guide: Realising the Potential of Pre-Application Discussions (2012)’. Paragraph 3.15 of this guide advises that:

*“Applicants may wish to discuss development proposals with local communities or the representatives of local communities, which may include community and town councils, prior to the submission of a formal planning application in order to gain an understanding of local concerns. Early discussions with local communities can, potentially, allow any concerns or issues to be addressed or mitigated in any formal planning application.”*

## Statutory Pre-Application Consultation Requirements

The requirement for statutory Pre-Application Consultation to be undertaken in advance of the submission of an application for major development is identified within Part 1A (Pre-Application Consultation) of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. The key requirements of this process are summarised below.

### Publication of Draft Planning Application

Part 1A, Paragraph 2C (1)(b) of the DMPWO requires the applicant to make the following information available for inspection at a location in the vicinity of the proposed development for not less than 28 days:

- any documents and particulars or evidence that would be required for a subsequent application, in the same or substantially the same form, to be a valid application except certificates in relation to notices of applications for planning permission required;
- a plan which identifies the land to which the proposed application relates;
- any other plans, drawings and information necessary to describe the development which is the subject of the proposed application;

	<ul style="list-style-type: none"> <li>the design and access statement; and the particulars or evidence required by the local planning authority.</li> </ul>
Publicity by Site Notice	Part 1A, Paragraph 2C (1)(a)(i) of the DMPWO requires the applicant to publicise the proposed application by displaying a site notice in at least one place on or near the land to which the proposed application relates for not less than 28 days.
Publicity in Writing	Part 1A, Paragraph 2C (1)(a)(i) of the DMPWO requires the applicant to publicise the proposed application by writing to any owner or occupier of any land adjoining the land to which the proposed application relates.
Community Consultees	Part 1A, Paragraph 2D of the DMPWO requires the applicant to consult in writing with ‘any community consultees’ (namely local/community/ward Councillors).
Specialist Consultees	Part 1A, Paragraph 2D of the DMPWO requires the applicant to consult in writing with ‘any specialist consultees’ (comprising the list of consultees in schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the 2016 Order), providing details of the scheme and 28 days for the specialist consultees to respond.
Pre-Application Consultation Report	<p>Part 1A, Paragraph 2F of the DMPWO requires the applicant to prepare a pre-application consultation report which gives particulars of:</p> <ul style="list-style-type: none"> <li>how the applicant complied with section 61Z of the 1990 Act;</li> <li>any response to the consultation received from any person consulted under section 61Z(3) or (4) of the 1990 Act; and</li> <li>the account taken of those responses and must include a copy of the notice referred to in article 2C(1)(a)(i);</li> <li>a declaration that the notice referred to in article 2C(1)(a)(i) was displayed in accordance with the requirements of that article;</li> <li>a list of the addresses of persons who were given notice of the proposed application in accordance with article 2C(1)(a)(ii) and a copy of the notice given to such persons;</li> <li>copies of all notices given to community consultees and specialist consultees in accordance with articles 2D(2) and 2D(3);</li> <li>a summary of all issues raised by any person notified of the proposed application in accordance with section 61Z(3) of the 1990 Act and articles 2C and 2D(2), including confirmation of whether the issues raised have been addressed, and, if so, how;</li> <li>and copies of all responses received from specialist consultees with an explanation of the account taken of each response.</li> </ul>
<b>Methodology</b>	
Publication of Draft Planning Application	<p>On 07<sup>th</sup> July 2023, Amity Planning as the applicant’s agent displayed a draft planning application package on its website (<a href="http://www.amityplanning.co.uk">www.amityplanning.co.uk</a>), which was made available until 05<sup>th</sup> August 2023 in excess of the 28-day consultation period. The information displayed on the website comprised the following:</p> <ul style="list-style-type: none"> <li>Adoption Plan</li> <li>External Works Layout</li> <li>House Finishes Layout</li> <li>Open Space Plan</li> <li>Site Location Plan</li> <li>House Type Plans/Elevations</li> <li>Proposed Floor Plans</li> <li>Street Scenes</li> <li>Proposed Site Layout</li> <li>Design and Access Statement</li> <li>Soft Landscape Proposals</li> <li>Tree Survey</li> </ul>

	<ul style="list-style-type: none"> <li>• Tree Constraints Plan A3 Sandy Lane_Ystradowen</li> <li>• Appendix II – Ecology Walkover Plan</li> <li>• PEA Sandy Lane, Ystradowen</li> <li>• Sandy Lane, Ystradowen – Ecology Summary Note</li> <li>• Stage 2 Sandy Lane, Ystradowen</li> <li>• Topographical Survey</li> <li>• Sandy Lane Site Investigation</li> <li>• Preliminary Engineering Layout</li> <li>• SECTIONS THROUGH SITE</li> <li>• Preliminary Retaining Wall Options</li> <li>• SAB Compliance Strategy</li> <li>• Transport Statement Ystradowen</li> <li>• Ystradowen VOG DBA Issue 14#06#23</li> <li>• Ystradowen Draft Application Form</li> </ul> <p>In line with Circular 32/92 Publicity for Planning Applications, site notices were displayed in three locations within a close proximity to the application site on 07<sup>th</sup> July 2023. The site notice contains all information set out in Schedule 1B Articles 2C and 2D of the DMPWO in both English and Welsh.</p> <p>A plan showing the locations where the site notices were displayed can be found at Appendix 2. A copy of the site notice can be found at Appendix 3, and photographs of the site notices as displayed can be found at Appendix 4.</p> <p>The notice identified that the draft planning application package could be viewed at <a href="http://www.amityplanning.co.uk">www.amityplanning.co.uk</a> and provided a contact phone number for requests for hard copies of the plans and documents. The notice also identified that representations about the proposed development could be made through an online feedback form at <a href="http://www.amityplanning.co.uk">www.amityplanning.co.uk</a>, or by email to <a href="mailto:matt@amityplanning.co.uk">matt@amityplanning.co.uk</a>.</p>
Publicity in Writing	<p>Notices addressed to the ‘Owner/Occupier’ of neighbouring properties (included at Appendix 5) were delivered to the properties shown below on 07<sup>th</sup> July 2023.</p> <ul style="list-style-type: none"> <li>• Kamberg House, Sandy Ln, CF71 7TZ</li> <li>• The Gables, Sandy Ln, CF71 7TZ</li> <li>• 1, Sandy Ln, CF71 7TZ</li> <li>• 4, Sandy Ln, CF71 7TZ</li> <li>• 5, Sandy Ln, CF71 7TZ</li> <li>• 10, Sandy Ln, CF71 7TZ</li> <li>• 12, Sandy Ln, CF71 7TZ</li> <li>• 14, Sandy Ln, CF71 7TZ</li> <li>• 2, Badgers Brook Close, CF71 7TY</li> <li>• 7, Badgers Brook Close, CF71 7TY</li> <li>• 9, Badgers Brook Close, CF71 7TY</li> <li>• 3, Badgers Brook Close, CF71 7TY</li> <li>• 4, Badgers Brook Close, CF71 7TY</li> <li>• 5, Badgers Brook Close, CF71 7TY</li> <li>• 6, Badgers Brook Close, CF71 7TY</li> <li>• 33, Badgers Brook Rise, CF71 7TW</li> <li>• 34, Badgers Brook Rise, CF71 7TW</li> <li>• 30, Badgers Brook Rise, CF71 7TW</li> <li>• 22, Badgers Brook Rise, CF71 7TW</li> <li>• 20, Badgers Brook Rise, CF71 7TW</li> <li>• 21, Badgers Brook Rise, CF71 7TW</li> </ul>
Community Consultees	<p>Under the provision of Schedule 1B Articles 2C and 2D of the DMPWO, the following ‘community consultees’ were consulted via email (see Appendix 5) on 07<sup>th</sup> July 2023.</p>

	<ul style="list-style-type: none"> <li>• Councillor C. E.A. Champion</li> <li>• Councillor N. J. Wood</li> <li>• Councillor R. Fisher</li> </ul>
Specialist Consultees	<p>Under the provision of Schedule 1C Article 2D of the DMPWO and in accordance with Schedule 4, the following 'specialist consultees' were consulted via email (see Appendix 6) on 07<sup>th</sup> July 2023.</p> <ul style="list-style-type: none"> <li>• Dŵr Cymru/Welsh Water</li> <li>• Natural Resource Wales</li> <li>• South Wales Fire and Rescue Authority</li> <li>• Vale of Glamorgan Highways Authority</li> <li>• Cadw</li> </ul> <p>The consultation identified that the draft planning application package could be viewed at <a href="http://www.amityplanning.co.uk">www.amityplanning.co.uk</a> and identified that consultation responses should be received no later than 05<sup>th</sup> August 2023.</p>
<b>Statutory Pre-Application Consultation Results</b>	
Community Consultees	<p>There were no responses from the community consultees in regard to the 28-day statutory consultation period. However, although not consulted, a response from the neighbouring Community Council of <i>Welsh St. Donats</i> was received during the 28- day PAC consultation period and has been included below:</p> <p><i>“Welsh St Donats Community Council would like to raise concerns over the increase in traffic on Sandy Lane that will be generated by the proposed development. Sandy Lane is frequently used as a short cut, or cut through, to access the A48 from Ystradowen. The lanes are narrow and in parts only single carriageway and none have footways for pedestrians. The short cut then continues through Welsh St Donats village, also without pedestrian footways, and on through narrow lanes to the A48. Any increase in vehicle numbers will adversely affect road safety for residents and existing road users.”</i></p>
Local Residents/ Public	<p>In total, 19 no. local residents/members of the public provided written responses in respect of the development proposal at Sandy Lane, Ystradowen. Below is a summary of the responses together with the number of respondents who raised the matter (where known).</p> <p><u><i>Sandy Lane as access into site</i></u></p> <p>10 no. responses identified concerns with Sandy Lane being the access road to the site. Of these, the followings points were raised:</p> <ul style="list-style-type: none"> <li>• Sandy Lane is not wide enough to ensure safe turning in and out of the site.</li> <li>• The T-junction that connects <i>St. Owain’s Crescent</i> to Sandy Lane is very busy and difficult to enter and exit. This will be negatively impacted upon by the development.</li> <li>• Existing residents of Sandy Lane will have to drive away from their property facing oncoming traffic which is unsafe.</li> <li>• The section of highway is already very busy, and more vehicles will damage the existing section of highway.</li> </ul> <p><u><i>Light &amp; Noise Pollution</i></u></p> <p>2 no. residents raised concerns with increased light and noise pollution as a result of the proposed development. Points were raised about the increased overall vehicular and pedestrian movement would generate more noise, and vehicles existing the junction from the development would increase light pollution as the headlights would be shine directly into the homes along Sandy Lane.</p>

#### Badger's Brook Close as access point

8 no. residents suggested moving the access point to Badger's Brook Close. These responses highlight the existing hammer head at Badger's Brook Close as being left there for the purpose of accessing the site in the future.

#### Privacy Issues

1 no. resident of Sandy Lane stated that they were concerned about the loss of privacy as a result of the proposed development having dwellings facing Sandy Lane, as opposed to backing onto the highway.

#### Design and Finish of Dwellings

3 no. residents raised concerns with the overall design and finish of the proposed development. Of these responses, the following points were raised:

- The proposed colour scheme is out of keeping with the surrounding area.
- The previous Bellway scheme had to change their original colour scheme, as the LPA did not expect that it was in keeping with the other neighbouring dwellings.

#### Safety Issues

9 no. residents raised points regarding safety. Of these responses, the following points were made:

- Concerns with child safety of crossing the road as more cars will be using Sandy Lane.
- The visibility for cars approaching the junction St. Owain's Crescent and Badger's Brook Rise from Sandy Lane is already difficult to turn out of as a result of residents parking on the wrong side of the road.
- Concerns raised with the increase in cars on Sandy Lane and its proximity to the Children's Play Area to the southwest.
- High speeds of road users make it more dangerous for pedestrians to walk to and from the Play Area.

#### Traffic Calming Measures

1 no. resident suggested introducing additional traffic calming measures, in order to reduce vehicle speed on Sandy Lane. The resident suggested introducing speed bumps along Sandy Lane, to discourage high speeds which will improve upon pedestrian safety.

#### On-site Defibrillator

1 no. resident raised the point that they would feel more comfortable with the development if the developer provided an on-site defibrillator.

#### Land Ownership

1 no. resident raised a concern that their land was incorrectly marked on the initial plans used for the 28-day PAC period.

#### Inadequate Parking Provision

1 no. resident raised concerns with the provision of parking for the proposed development, stating that the provision of parking was not enough to accommodate the increased number of dwellings.

	<p><u>Flooding to the Southeast</u></p> <p>1 no. resident made a point that the site frequently floods in the southeastern corner.</p> <p><u>Poor Public Transport</u></p> <p>1 no. resident raised concerns and challenged the Transport Statement. The following points were made:</p> <ul style="list-style-type: none"> <li>• The bus service is infrequent and doesn't allow residents to get to and from Bridgend and Cardiff in good time.</li> <li>• The roads and lanes surrounding Ystradowen are not safe enough for cyclists as vehicles travel too fast.</li> <li>• Walking is unsafe for most people.</li> </ul>
Specialist Consultees	<p>Responses from the specialist consultees are as follows:</p> <p><u>Dŵr Cymru/Welsh Water</u></p> <p>The response from DCWW states that foul water drainage flows can be accommodated within the public sewerage system. No problems are envisaged with the Wastewater Treatment Works for the treatment of domestic discharges from the site. Additionally, potable water supply capacity is able to facilitate the development.</p> <p><u>Natural Resources Wales</u></p> <p>Comments from NRW in regard to the development at Sandy Lane, Ystradowen highlight matters that can be overcome by the LPA imposing conditions onto any planning permission granted. These conditions are in respect of potential land contamination and European Protected Species. 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. In addition, prior to its installation, full details of lighting shall be submitted in the form of a Lighting Plan and agreed in writing by the Local Planning Authority.</p> <p><u>Vale of Glamorgan Highways Authority</u></p> <p>The Highways Authority responded with the following comments:</p> <ol style="list-style-type: none"> <li>1. <i>"Much of the parking spaces for the proposed dwellings are shown as three parking spaces however the bays are shown as three spaces in tandem. It is rare for three spaces in this arrangement to be used for parking and as such would encourage on street parking. Two spaces should be provided side by side rather than in tandem;</i></li> <li>2. <i>Parking can be reduced from the maximum standards when dwellings are confirmed to be passed onto Housing Associations or Local Authorities as evidence has been published that this type of housing has less vehicle ownership. In this regard, houses confirmed as such which have three bedrooms can be provided with two parking spaces rather than three;</i></li> <li>3. <i>A turning head/area will be required to be provided adjacent to plots 27 &amp; 28 as refuse and delivery vehicles reversing along that stretch would not be suitable in terms of highway safety;</i></li> <li>4. <i>The junction into the proposed development appears to be differing radii at the entrance. Junctions should be provided at uniform radius kerbing on either side;</i></li> </ol>

5. *A traffic regulation order will be required to be provided along the site frontage along Sandy Lane to prevent vehicles parking along the road outside their properties and to maintain free flow of traffic along Sandy Lane. The applicant/developer will be required to fund the necessary orders with the local authority;*
6. *The engineering layout drawing shows an insufficient width for a shared surface and however it appears as if a footway would be present. The shared surface should be a 6.8m wide block paved surface without any footways or raised service strips. Please remove any dashed lines or indications of such from all drawings;*
7. *Land ownership will need to be confirmed at the Southwestern boundary of the site to ensure that the new footway proposed along the site frontage can connect to the existing footway along Sandy Lane;*
8. *The site layout and engineering drawing differs from the layout shown in the Transport Statement and swept paths. Most notably is the footway arrangement onto the shared surface. The applicant/designers will need to ensure all drawings are mutually compatible otherwise the application cannot be properly determined. Please cross reference all plans prior to submitting information;*
9. *Access into the pumping station will need to ensure that it is safe and convenient for DCWW to access. Also, requirements often need a perimeter fence around the bay and station so this will need to be considered;*
10. *The parking for plot 4 could encourage vehicles to parking along the access road and thus the parking layouts should be amended with this in mind;*
11. *Crossing points complete with dropped kerbs and tactile paving will need to provide provided within the site at convenient locations for pedestrians and across the site access;*
12. *The proposed substation adjacent to plot 14 will need to be set back sufficiently such that when the doors are open it does not obstruct the footway;*
13. *Any structures abutting or close to the future adoptable highway will require information to be provided to the Council's Structures department for approval;*
14. *Any roads or footways to be constructed shall not be greater than a 1 in 12 (8.33%) gradient;*
15. *Information shall be provided as to how the highway will be adequately drained including any improvements to drainage along Sandy Lane as a result of improvements/widening."*

South Wales Fire & Rescue Authority

The Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation. The developer should also consider the need for the provision of adequate water supplies on the site for firefighting purposes and access for emergency firefighting appliances.

Cadw

The response from Cadw states that records show there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development. Therefore, they have no comments to make on the proposed development.



## Applicant's Response to Consultation

Local Residents/  
the Public and  
Community  
Consultees

The comments received from the Welsh St. Donats Community Council will be addressed throughout the concerns raised by the local residents/public as they follow similar themes of potential issues regarding the proposed development.

### Issues with Sandy Lane as access into site

- The proposed development would include improvements to Sandy Lane, by widening the highway and introducing a pedestrian footway. The increased highway width will enable users to travel to and from the site with ease and not hinder the existing residents along Sandy Lane.
- The junction connecting Sandy Lane to St. Owain's Crescent has been assessed by the Highways Authority and no issues have arisen as a result. The Highways Authority will enforce a Traffic Regulation Order on the frontage of Sandy Lane to ensure visibility is not impacted upon as you approach the junction.
- The speed limit reduction that is due in September as well as the improved highway will aid in allowing existing residents to access their properties safely.
- The Transport Statement states that A safe and appropriate access to the site can be provided from Sandy Lane.

### Light & Noise Pollution

Given that the development will be on the edge of an existing settlement and served from an existing adopted highway, it is not considered that the noise and light pollution coming from the additional traffic generation would have a detrimental impact on the amenity of neighbouring residents.

### Badger's Brook Close as access point

- Although there were numerous responses in stating that there was a historic understanding that access to the site was to be at Badger's Brook Close, there are no documents or plans to support these comments.
- Intervening 3<sup>rd</sup> party land ownership means that it is not within the gift of the applicant to deliver an access from Badger's Brook Close.
- Under the Vale of Glamorgan LDP 2011 – 2026 the allocations for the site MG2 (48) and MG28 (9) are titled "*Land off Sandy Lane, Ystradowen*". This reinforces the understanding that the LPA support the idea that Sandy Lane is a suitable access point into the site.

### Privacy Infringement

- The proposed layout for properties facing Sandy Lane and indeed all properties have been designed so as to adhere to the overlooking guidance set out in the LDP and SPG.
- This set back will mitigate in the impact of privacy infringement on existing residents.

### Design and Finish

- There is evidence of red brick used throughout the village eg. *Clos Ffawyddden, Ffordd Y Dderwen*,
- Render has been used on key focal properties in the development.
- The proposed design and finish of the scheme has been designed to add elements of visual interest and distinction to the scheme and its positionality in the local neighbourhood.

### Safety Issues

- The Highways Authority have made comments in regard to providing dropped kerbs and tactile paving in safe crossing locations.
- Visibility splays have been assessed in regard to accessing Sandy Lane from St. Owain's Crescent within the Transport Statement. This report has concluded that visibility splays and stopping distances from the junction are in compliance with national standards.

- The proposed 30-mph reduction to 20-mph will enforce lower speeds on Sandy Lane. This will slow vehicle speeds and improve safety.

Traffic Calming Measures

This has not been identified as a necessary mitigation for the development.

On-site Defibrillator

This is not a material planning consideration, but the request has been passed onto the applicant.

Land Ownership

The concerns raised by the local resident have been identified and their boundary has been amended on the revised plans submitted in the full planning application.

Inadequate Parking Provision

The site is in compliance with the Parking Standards set out by the LPA. The Highways Authority have indicated that a reduction in parking would be appropriate.

Flooding to the Southeast

The site is not within a flood risk zone. The appropriate ground investigation has been undertaken as to ensure that there are minimal impact on the risk of flooding as a result of the proposed development. Appropriate Sustainable Urban Drainage design has been implemented in the form of an Attenuation Basin to the northeast of the site, in order to be in compliance with SABs.

Poor Public Transport

The Transport Statement has provided evidence that public transportation is present in close proximity to the site. The nearest bus stops to the site are located on Cowbridge Road (Tymawr Close stops). They are a 350m / 4-minute walk from the site and provide access to the 321 (Llantwit Major – Talbot Green) bus service. This runs every two hours, in each direction, Mondays to Saturdays. Journey times to Cowbridge are around 10 minutes and to Talbot Green are around 15 minutes.

Specialist  
Consultees

Dŵr Cymru/Welsh Water

The comments from DCWW are welcomed and have been passed onto the client to inform the next stage of construction.

Natural Resources Wales

The comments from NRW are welcomed and the conditions that they have stated the LPA add are accepted by the client.

Vale of Glamorgan Highways Authority

The points raised from the Vale of Glamorgan Highways Authority are welcomed and the following responses to each of the points can be found below;

1. The concerns with tandem bay parking were not raised during the Pre-Application Advice stage. There is evidence of tandem bay parking being approved on other schemes (for example 2014/00344/RES & 2014/00689/RES). The parking arrangement has been designed this way in order to maintain the viability of the scheme and also maximising the amount of open space provided onsite.

2. The reduction from maximum parking standards for the affordable homes is welcomed and the land will now be used to supplement the overall area of green space within the site. Parking has been reduced to the 3-bed Affordable units (plots 10-12, 19-21).
3. The revised Transport Statement shows that the proposed layout has appropriate reversing distances for both refuse and emergency vehicles (fire trucks, etc.). This is showcased through a vehicle tracking assessment that evidences the appropriateness of the current highways layout.
4. The junction is the same radii, and it has been highlighted in the plans for the full application to show that it meets Highways Standards.
5. The TRO is welcomed and accepted.
6. Dashed lines have been removed to satisfy highways request.
7. A land registration search has confirmed that all the land necessary to deliver the new footway is within the control of the applicant and/or the Highways Authority.
8. The plans have been updated to ensure consistency throughout.
9. Welcomed and accepted.
10. Parking for plot 4 is argued to be a more suitable location as it gives level access to plot 4. This will not encourage parking at the frontage of plot 4 as it will be fully accessible from the rear of the property.
11. The plans have been revised to include details of pedestrian accessibility which can be found within the Preliminary Engineering Layout.
12. Substation has been moved back 400mm so that the doors when open do not obstruct the footpath.
13. Welcomed and accepted.
14. Welcomed and accepted.
15. Full engineering plans will be submitted with the final full application.

Cadw

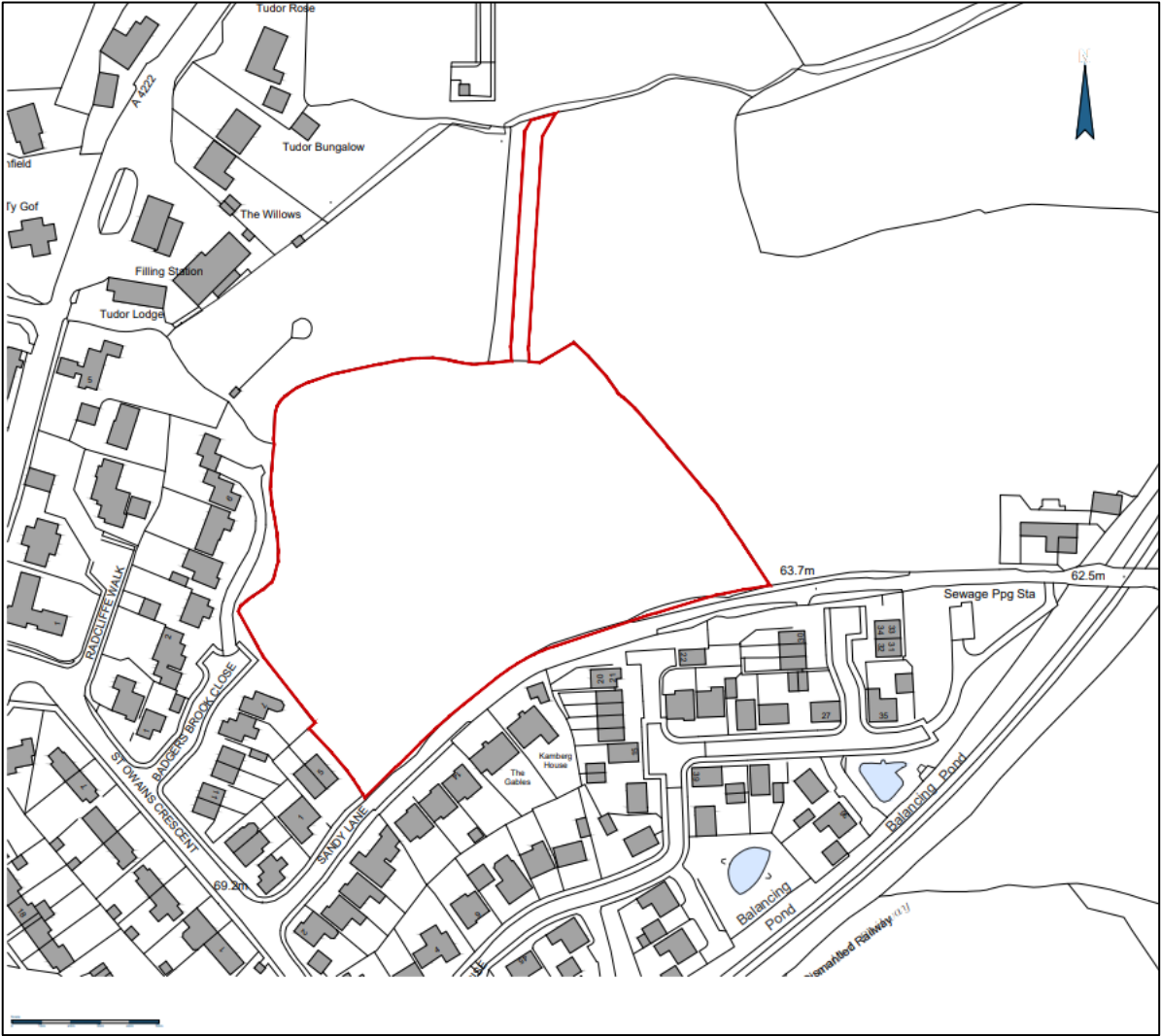
The comments from *Cadw* are welcomed and the client has been informed that there is no further comments in regard to historic/heritage issues.

## Conclusion

This Pre-Application Consultation Report has been prepared on behalf of Lewis Homes Ltd. To accompany a full planning application for the residential development together with engineering, drainage, landscaping, highways and other associated works at Land at Sandy Lane, Ystradowen.

This Report is a statutory requirement and addresses all matters required by article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It has been demonstrated herein that the applicant has undertaken all measures necessary to comply with the guidance. Alongside the planning application, this report demonstrates that the issues raised by the consultees will be either been addressed as part of any future planning application or justified in planning terms.

Appendix 1: Site Location Plan





Site Notice	●
Letter Drop Locations	●

**Appendix 2: Location of Site Notices for Consultation**



## Appendix 3: Site, Neighbour and Community Notice

### SCHEDULE 1B Articles 2C and 2D

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

### PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

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

**Purpose of this notice:** this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

### Proposed development at land at Sandy Lane, Ystradowen, Vale of Glamorgan

I give notice that Lewis Homes Wales is intending to apply for planning permission for:

*"Erection of 46 no. dwellings comprising 27 no. market housing units and 19 no. affordable units, together with engineering, drainage, landscaping, highways and other associated works."*

You may inspect copies of:

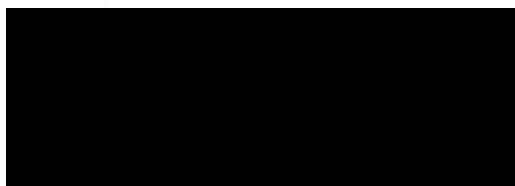
- the proposed application;
- the plans; and
- other supporting documents

online at <https://amityplanning.co.uk/ystradowen-1>

If you are unable to access the documents electronically you may request copies of this information by emailing [matt@amityplanning.co.uk](mailto:matt@amityplanning.co.uk) or by telephoning the agent acting on behalf of the applicant on **07535396394** (referring to at 'land at Sandy Lane, Ystradowen, Vale of Glamorgan' as the reference).

Anyone who wishes to make representations about this proposed development must write to the agent using the contact details on the above website or via email to [matt@amityplanning.co.uk](mailto:matt@amityplanning.co.uk) by **05<sup>th</sup> August 2023**.

Signed:



Date: **07<sup>th</sup> July 2023**





## ATODLEN 1B Erthyglau 2C a 2D

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

### CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2C a 2D

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgynghoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu 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.

#### **Datblygiad arfaethedig ar tir yn Sandy Lane, Ystradowen, Bro Morgannwg.**

Rwyf yn hysbysu bod Tai Lewis Homes Wales yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer:

*"Erection of 46 no. dwellings comprising 27 no. market housing units and 19 no. affordable units, together with engineering, drainage, landscaping, highways and other associated works."*

Gallwch weld copïau o'r canlynol:

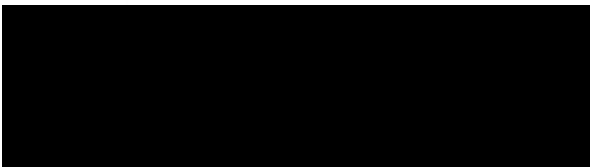
- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

ar-lein yn <https://amityplanning.co.uk/ystradowen-1>

Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig gallwch ofyn am gopïau o'r wybodaeth hon drwy anfon e-bost at [matt@amityplanning.co.uk](mailto:matt@amityplanning.co.uk) neu drwy ffonio'r ceisydd ar **07535396394** (yn cyfeirio at 'tir yn Sandy Lane, Ystradowen, Bro Morgannwg).

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant drwy ddefnyddio'r manylion cyswllt ar y wefan neu drwy ebost i [matt@amityplanning.co.uk](mailto:matt@amityplanning.co.uk) erbyn **05 Awst 2023**.

Llofnod:



Dyddiad: **07 Gorffennaf 2023**







The Owner and/or Occupier

07<sup>th</sup> July 2023

Dear Sir/ Madam

**Statutory Pre-Application Consultation for land at Sandy Lane, Ystradowen, Vale of Glamorgan.**

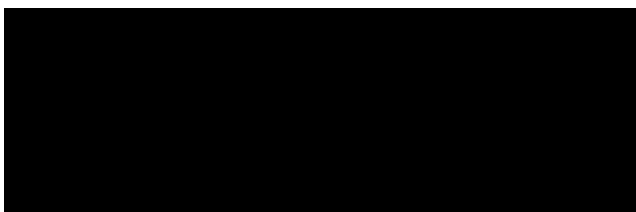
I am pleased to enclose on behalf of Lewis Homes Wales, a pre-application notice in respect of proposed development at land at Sandy Lane, Ystradowen, Vale of Glamorgan, for:

*“Erection of 46 no. dwellings comprising 27 no. market housing units and 19 no. affordable units, together with engineering, drainage, landscaping, highways and other associated works.”*

The enclosed notice provides details of how to view and comment on the proposed development in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Please note that any comments should be received no later than **05<sup>th</sup> August 2023**.

Please note that any comments made will be summarised in a report for inclusion in the planning application.

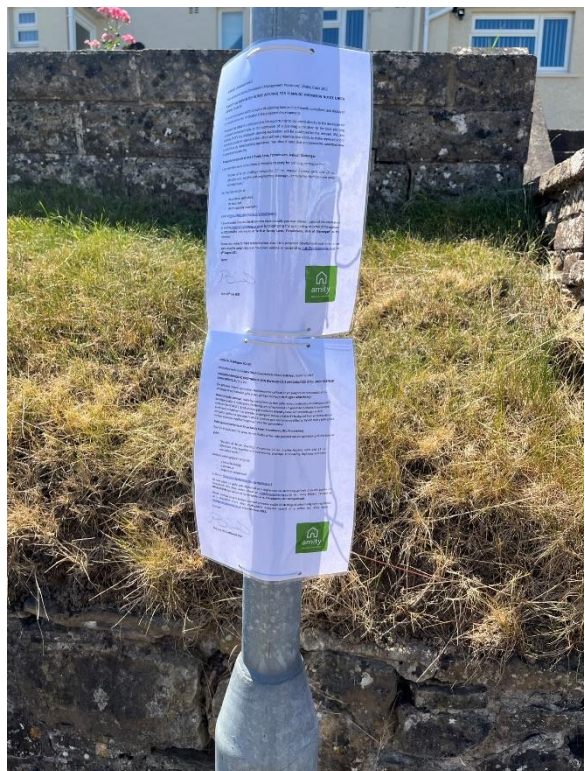
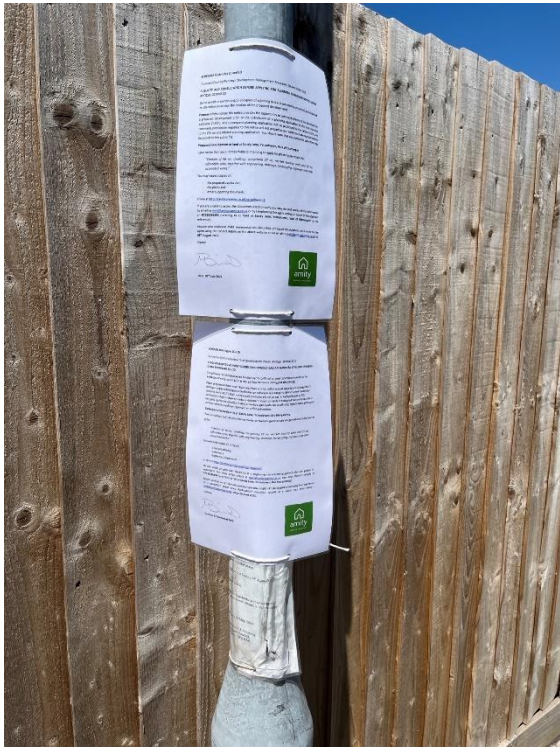
Yours faithfully



**Matthew Biggs**  
*for Amity Planning*

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.

**Appendix 4: Photographs of the display of Site Notices**





## Appendix 5: Community Consultee Letter and Responses



Suite 212  
Creative Quarter  
Cardiff  
CF10 1AF

**07<sup>th</sup> July 2023**

Vale of Glamorgan County Councillor

By email – [robfisher@valeofglamorgan.gov.uk](mailto:robfisher@valeofglamorgan.gov.uk)

Dear Councillor R. Fisher,

### **Statutory Pre-Application Consultation for land at Sandy Lane, Ystradowen, Vale of Glamorgan.**

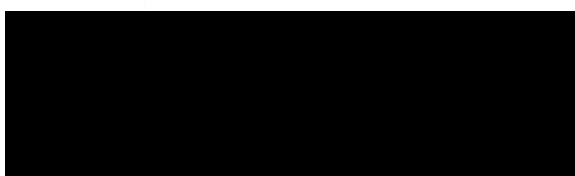
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The enclosed notice provides details of how to view and comment on the proposed development in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Please note that any comments should be received no later than **05<sup>th</sup> August 2023**.

Please note that any comments made will be summarised in a report for inclusion in the planning application.

Yours faithfully,



**Matthew Biggs**  
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



Suite 212  
Creative Quarter  
Cardiff  
CF10 1AF

07<sup>th</sup> July 2023

Vale of Glamorgan County Councillor

By email – [njwood@valeofglamorgan.gov.uk](mailto:njwood@valeofglamorgan.gov.uk)

Dear Councillor N, J. Wood,

**Statutory Pre-Application Consultation for land at Sandy Lane, Ystradowen, Vale of Glamorgan.**

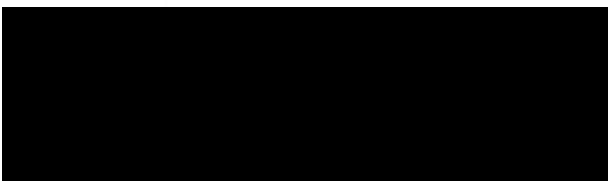
I am pleased to enclose on behalf of Lewis Homes Wales a pre-application notice in respect of proposed development at land at Sandy Lane, Ystradowen, Vale of Glamorgan, for:

*“Erection of 46 no. dwellings comprising 27 no. market housing units and 19 no. affordable units, together with engineering, drainage, landscaping, highways and other associated works.”*

The enclosed notice provides details of how to view and comment on the proposed development in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Please note that any comments should be received no later than **05<sup>th</sup> August 2023**.

Please note that any comments made will be summarised in a report for inclusion in the planning application.

Yours faithfully,



**Matthew Biggs**  
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



Suite 212  
Creative Quarter  
Cardiff  
CF10 1AF

07<sup>th</sup> July 2023

Vale of Glamorgan County Councillor

By email – [ceachampion@valeofglamorgan.gov.uk](mailto:ceachampion@valeofglamorgan.gov.uk)

Dear Councillor C, E.A. Champion,

**Statutory Pre-Application Consultation for land at Sandy Lane, Ystradowen, Vale of Glamorgan.**

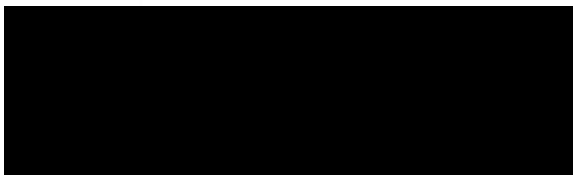
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*“Erection of 46 no. dwellings comprising 27 no. market housing units and 19 no. affordable units, together with engineering, drainage, landscaping, highways and other associated works.”*

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Please note that any comments made will be summarised in a report for inclusion in the planning application.

Yours faithfully



**Matthew Biggs**  
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.

## Appendix 6: Specialist Consultee Letters, Notices and Responses



Suite 212  
Creative Quarter  
Cardiff  
CF10 1AF

07<sup>th</sup> July 2023

Dwr Cymru Welsh Water

By email – [developer.services@dwrcymru.com](mailto:developer.services@dwrcymru.com)

Dear Sir/Madam,

### **Statutory Pre-Application Consultation for land at Sandy Lane, Ystradowen, Vale of Glamorgan.**

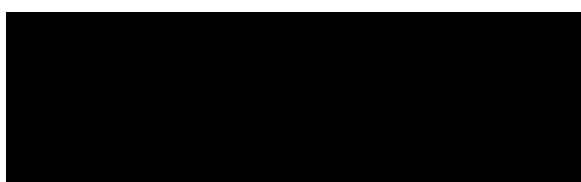
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Please note that any comments made will be summarised in a report for inclusion in the planning application.

Yours faithfully,



**Matthew Biggs**  
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



Suite 212  
Creative Quarter  
Cardiff  
CF10 1AF

07<sup>th</sup> July 2023

Natural Resources Wales

By email – [southeastplanning@cyfoethnaturiolcymru.gov.uk](mailto:southeastplanning@cyfoethnaturiolcymru.gov.uk)

Dear Sir/Madam,

**Statutory Pre-Application Consultation for land at Sandy Lane, Ystradowen, Vale of Glamorgan.**

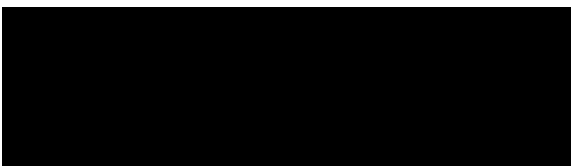
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The enclosed notice provides details of how to view and comment on the proposed development in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Please note that any comments should be received no later than **05<sup>th</sup> August 2023**.

Please note that any comments made will be summarised in a report for inclusion in the planning application.

Yours faithfully



**Matthew Biggs**  
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



Suite 212  
Creative Quarter  
Cardiff  
CF10 1AF

07<sup>th</sup> July 2023

Vale of Glamorgan Highways Development

By email – [Highwaydevelopment@valeofglamorgan.gov.uk](mailto:Highwaydevelopment@valeofglamorgan.gov.uk)

Dear Sir/Madam,

**Statutory Pre-Application Consultation for land at Sandy Lane, Ystradowen, Vale of Glamorgan.**

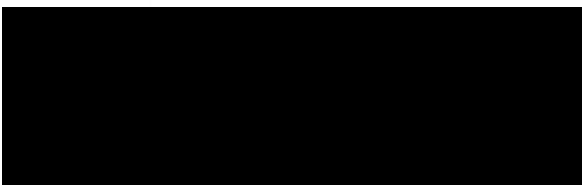
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The enclosed notice provides details of how to view and comment on the proposed development in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Please note that any comments should be received no later than **05<sup>th</sup> August 2023**.

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Yours faithfully



**Matthew Biggs**  
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.





Suite 212  
Creative Quarter  
Cardiff  
CF10 1AF

**07<sup>th</sup> July 2023**

South Wales Fire and Rescue Service

By email – [firesafety@southwales-fire.gov.uk](mailto:firesafety@southwales-fire.gov.uk)

Dear Sir/Madam,

**Statutory Pre-Application Consultation for land at Sandy Lane, Ystradowen, Vale of Glamorgan.**

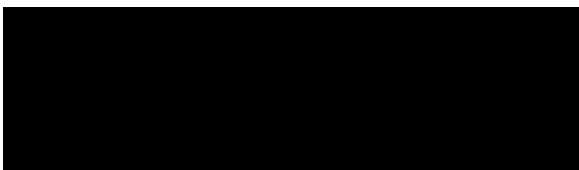
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*“Erection of 46 no. dwellings comprising 27 no. market housing units and 19 no. affordable units, together with engineering, drainage, landscaping, highways and other associated works.”*

The enclosed notice provides details of how to view and comment on the proposed development in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Please note that any comments should be received no later than **05<sup>th</sup> August 2023**.

Please note that any comments made will be summarised in a report for inclusion in the planning application.

Yours faithfully



**Matthew Biggs**  
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



Suite 212  
Creative Quarter  
Cardiff  
CF10 1AF

07<sup>th</sup> July 2023

Welsh Ministers

By email – [CadwPlanning@gov.wales](mailto:CadwPlanning@gov.wales)

Dear Sir/Madam,

**Statutory Pre-Application Consultation for land at Sandy Lane, Ystradowen, Vale of Glamorgan.**

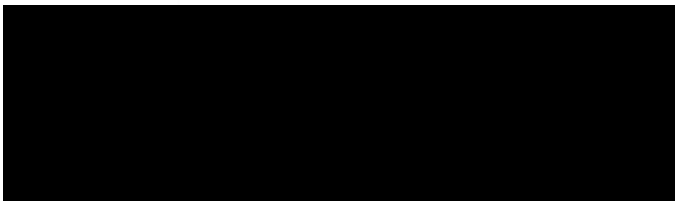
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Yours faithfully



**Matthew Biggs**  
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.

## SCHEDULE 1C Article 2D

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

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

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

**Purpose of this notice:** this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

### **Proposed development at land at Sandy Lane, Ystradowen, Vale of Glamorgan**

I give notice that Lewis Homes Wales are intending to apply for planning permission for:

*“Erection of 46 no. dwellings comprising 27 no. market housing units and 19 no. affordable units, together with engineering, drainage, landscaping, highways and other associated works.”*

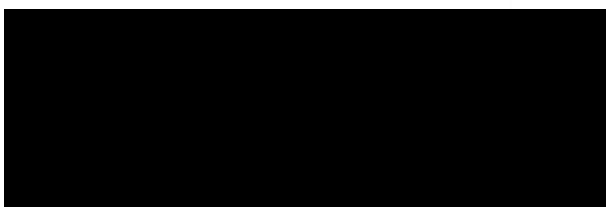
You may inspect copies of:

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

online at <https://amityplanning.co.uk/ystradowen-1>

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 email address [matt@amityplanning.co.uk](mailto:matt@amityplanning.co.uk) by **05<sup>th</sup> August 2023**.

Signed:



Date: **07<sup>th</sup> July 2023**



## ATODLEN 1C Erthygl 2D

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

### CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2D

(i'w gyflwyno i ymgynghoreion arbenigol, fel y'u diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

#### Datblygiad arfaethedig ar tir yn Sandy Lane, Ystradowen, Bro Morgannwg

Rhoddaf hysbysiad bod Lewis Homes Wales yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer:

*"Erection of 46 no. dwellings comprising 27 no. market housing units and 19 no. affordable units, together with engineering, drainage, landscaping, highways and other associated works."*

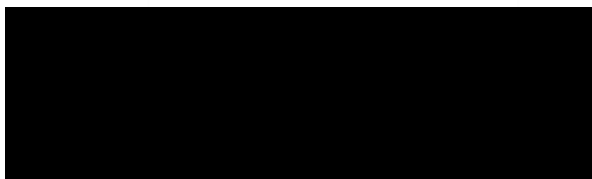
Gallwch weld copïau o'r canlynol:

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

ar-lein yn <https://amityplanning.co.uk/ystradowen-1>

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad drwy e-bost [matt@amityplanning.co.uk](mailto:matt@amityplanning.co.uk) erbyn **05 Awst 2023**.

Llofnod:



Dyddiad: **07 Gorffennaf 2023**





**DECLARATION OF DISPLAY OF SITE NOTICE**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (WALES) (AMENDMENT) ORDER 2016 (AS AMENDED)**

I give notice that: **Amity Planning Ltd.**

On behalf of: **Lewis Homes South Wales Ltd.**

Has correctly displayed a site notice on site at: **Land off Sandy Lane, Ystradowen, Cowbridge, Vale of Glamorgan.**

Advising interested parties of a Pre-Application Consultation in advance of the submission of an application for major development as follows:

***Residential development together with engineering, drainage, landscaping, highways and other associated works***

On: **07<sup>th</sup> July 2023**

For a period of: **No less than 28 days**

Declaration made by: **Matthew Biggs, Amity Planning Ltd.**

Mr Matthew Biggs  
Amity Planning  
Suite 212  
Creative Quarter  
Cardiff  
CF10 1AF

**Date: 25/07/2023**  
**Our Ref: PPA0008037**

Dear Mr Biggs,

**Grid Ref: 301552 177862**

**Site Address: Land off Sandy Lane, Vale Of Glamorgan**

**Development: 2D - Erection of 46 no. dwellings comprising 27 no. market housing units and 19 no. affordable units, together with engineering, drainage, landscaping, highways and other associated works.**

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

Firstly, we note that the proposal relates to a proposed residential development of 46 dwellings on land off Sandy Lane and acknowledge that the site is allocated within the Local Development Plan (LDP). In reference to our representations during the LDP consultation process, namely the 'Statement of Common Ground', we can confirm that an assessment has been undertaken of the public sewerage system to accommodate and informs our appraisal as follows.

### **PUBLIC SEWERAGE NETWORK**

The proposed development site is located in the immediate vicinity of a separate sewerage system, comprising of foul and surface water public sewers, which drains to Cowbridge Wastewater Treatment Works (WwTW).

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.

## **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'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer consult 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. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

## **FOUL WATER DRAINAGE – SEWERAGE NETWORK**

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be connected to the foul sewer at or downstream of manhole ST01775701.

Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.



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](http://www.dwrcymru.com).

## **SEWAGE TREATMENT**

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site

## **POTABLE WATER SUPPLY**

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 110mm diameter watermain in 301564, 177933 location. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

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.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.  
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

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.



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@dwrcymru.com](mailto:developer.services@dwrcymru.com)

Please quote our reference number in all communications and correspondence.

Yours faithfully,



**Owain George**  
**Planning Liaison Manager**  
**Developer Services**

***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.***

Ein cyf/Our ref: CAS-222322-B6D8  
Eich cyf/Your ref:

Amity Planning Consultants  
Suite 212  
Creative Quarter  
Cardiff  
CF10 1AF

Dyddiad/Date: 07 August 2023

Annwyl Syr/Madam/Dear Sir/Madam,

**STATUTORY PRE-APPLICATION CONSULTATION – TOWN AND COUNTRY  
PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012  
AS AMENDED**

**BWRIAD/PROPOSAL: ERECTION OF 46 NO. DWELLINGS COMPRISING 27 NO.  
MARKET HOUSING UNITS AND 19 NO. AFFORDABLE UNITS, TOGETHER WITH  
ENGINEERING, DRAINAGE, LANDSCAPING, HIGHWAYS AND OTHER ASSOCIATED  
WORKS**

**LLEOLIAD/LOCATION: LAND AT SANDY LANE, YSTRADOWEN, VALE OF  
GLAMORGAN.**

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 07 July 2023.

**We have concerns with the application as proposed. However, we are satisfied that these concerns can be overcome by the planning authority attaching the following conditions to any planning permission granted:**

**Condition 1: Land Contamination  
Conditions 2-3: European Protected Species**

**Please note, without these conditions, we would be likely to object to the planning application. Further details are provided below.**

Land Potentially affected by Contamination

The site is of relatively high sensitivity as it is located over a Principal bedrock aquifer. Although no significant potential sources of contamination have been identified on the site, the intrusive site investigation did encounter localised hydrocarbon impact to soils. We would therefore recommend to the local authority that they should only grant planning permission for this scheme if the condition listed below is attached to the planning permission:

### **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.

#### European Protected Species

We note the submission of the following documents in support of the application:

- Ecology Summary Note, 12 June 2023 - Sandy Lane, Ystradowen by Soltys Brewster,
- Stage 2 Ecology Report, Soltys Brewster, July 2023, reference E22108601/DOC 02 – JULY 2023
- Preliminary Ecological Appraisal, Soltys Brewster, July 2023, reference E22108601/DOC 01 – JULY 2023

We advise that all available ecological information (including full survey results) is submitted to the LPA as part of any formal planning application.

We note that the above ecological summary note stipulates that *“If any trees assessed to have potential to support roosting bats are likely to be impacted by the proposed works, further survey work to establish the likely presence/ absence of roosting bats will be required to determine any further mitigation measures or licencing requirements.”* We advise that if any such trees with bat roosting potential are proposed to be removed, pruned or otherwise affected by the proposals, this further survey information is submitted to the LPA as part of any formal planning application.

We note that a number of trees adjacent to the proposed development site have been assessed as having bat roosting potential, and bats are likely to use the site for foraging and commuting. Therefore, we would advise the LPA that a condition requiring adherence to the recommendations made in the ecological summary note, and a condition requiring a sensitive lighting scheme that avoids light spill to bat commuting and foraging habitats, are attached to any planning permission granted:

### **Condition 2: Secure implementation of submitted plan**

**The document identified below to be included in the approved plans and documents condition on the decision notice:**

- *ECOLOGY SUMMARY NOTE, JUNE 2023 - SANDY LANE, YSTRADOWEN* by Soltys Brewster

### **Condition 3: Lighting plan**

Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan should include:

- Details of the siting and type of all external lighting to be used
- Drawings setting out light spillage in key sensitive areas, in particular the retained vegetation to the west and north of the site
- Details of lighting to be used both during construction and operation
- Measures to monitor light spillage once development is operational

The lighting shall be installed and retained as approved during construction and operation.

Justification: A lighting plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of protected species, and their habitats and commuting corridors.

## **Other Matters**

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

### **Claire McCorkindale**

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning  
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: [southeastplanning@cyfoethnaturiolcymru.gov.uk](mailto:southeastplanning@cyfoethnaturiolcymru.gov.uk)  
Ffôn/Phone: 03000 65 3098

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

PAC consultation – Sandy Lane, Ystradowen – 46 residential dwellings.

By James Aitken – Principal Engineer

4<sup>th</sup> August 2023.

The proposed site has been commented on under a previous planning application 2021/00169/PRE.

The site frontage along Sandy Lane has been shown to be widened to 5.5m and a new 2m footway proposed along the site frontage also encompassing vehicular accesses directly from Sandy Lane which will create a better street scene along the existing road. At this stage the highway authority would not provide planning conditions but rather provide advice on the layout of the site such that a smoother planning process can take place.

Visibility splays have been shown at 2.4m x 43m in both directions and observed speeds have been determined in the Transport Statement as 26.2mph for both directions which has confirmed that the vision splays are appropriate. The proposed site frontage is envisaged to be reduced to 20mph therefore speed limit relocations should not be required but this will be looked at again during any future planning application. Funding has been provided for signage and TRO's therefore it is likely this will not rest with the developer.

The highway authority would require the following amendments and information provided for a full submission of a planning application:

1. Much of the parking spaces for the proposed dwellings are shown as three parking spaces however the bays are shown as three spaces in tandem. It is rare for three spaces in this arrangement to be used for parking and as such would encourage on street parking. Two spaces should be provided side by side rather than in tandem.
2. Parking can be reduced from the maximum standards when dwellings are confirmed to be passed onto Housing Associations or Local Authorities as evidence has been published that this type of housing has less vehicle ownership. In this regard, houses confirmed as such which have three bedrooms can be provided with two parking spaces rather than three.
3. A turning head/area will be required to be provided adjacent to plots 27 & 28 as refuse and delivery vehicles reversing along that stretch would not be suitable in terms of highway safety.
4. The junction into the proposed development appears to be differing radii at the entrance. Junctions should be provided at uniform radius kerbing on either side.
5. A traffic regulation order will be required to be provided along the site frontage along Sandy Lane to prevent vehicles parking along the road outside their properties and to maintain free flow of traffic along Sandy Lane. The applicant/developer will be required to fund the necessary orders with the local authority.

6. The engineering layout drawing shows an insufficient width for a shared surface and however it appears as if a footway would be present. The shared surface should be a 6.8m wide block paved surface without any footways or raised service strips. Please remove any dashed lines or indications of such from all drawings.
7. Land ownership will need to be confirmed at the South Western boundary of the site to ensure that the new footway proposed along the site frontage can connect to the existing footway along Sandy Lane.
8. The site layout and engineering drawing differs from the layout shown in the Transport Statement and swept paths. Most notably is the footway arrangement onto the shared surface. The applicant/designers will need to ensure all drawings are mutually compatible otherwise the application cannot be properly determined. Please cross reference all plans prior to submitting information.
9. Access into the pumping station will need to ensure that it is safe and convenient for DCWW to access. Also, requirements often need a perimeter fence around the bay and station so this will need to be considered.
10. The parking for plot 4 could encourage vehicles to parking along the access road and thus the parking layouts should be amended with this in mind.
11. Crossing points complete with dropped kerbs and tactile paving will need to provide provided within the site at convenient locations for pedestrians and across the site access.
12. The proposed sub station adjacent to plot 14 will need to be set back sufficiently such that when the doors are open it does not obstruct the footway.
13. Any structures abutting or close to the future adoptable highway will require information to be provided to the Council's Structures department for approval.
14. Any roads or footways to be constructed shall not be greater than a 1 in 12 (8.33%) gradient.
15. Information shall be provided as to how the highway will be adequately drained including any improvements to drainage along Sandy Lane as a result of improvements/widening.



Amity Planning Consultants  
Suite 212  
Creative Quarter  
Cardiff  
CF10 1AF  
matt@amityplanning.co.uk

Our Ref: RH/99-15065 (BR13)  
Your Ref:  
Date: 28 July 2023  
Contact: Station Manager R. Higson  
Tel: 07717 355260  
E-mail: firesafety@southwales-fire.gov.uk

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990  
PROPOSAL: ERECTION OF 46 NO DWELLINGS COMPRISING 27 NO MARKET  
HOUSING UNITS AND 19 NO AFFORDABLE UNITS**

**LOCATION: LAND AT SANDY LANE YSTRADOWEN VALE OF GLAMORGAN**

I acknowledge receipt of the notification to the South Wales Fire and Rescue Authority ("The Authority") in relation to the above application.

The proposed site plan in relation to the above has been examined and The Authority wish the following comments to be brought to the attention of the committee/applicant. It is important that these matters are dealt with in the early stages of any proposed development.

Changes to our climate and weather patterns will have a significant impact on the well-being of both current and future generations. In line with the **Well-being of Future Generations (Wales) Act 2015** and the **Future Wales – the national plan 2040** framework document, the following areas should be considered early in the planning process:

The climate emergency is likely to increase the risk of flooding as a result of sea-level rises, more frequent severe weather systems and more intense rainfall. Planning authorities should adopt a precautionary approach of positive avoidance of building developments in areas of flooding from the sea or from rivers. Surface water flooding will affect the choice of location and the layout and design of schemes and these factors should be considered at an early stage in formulating any development proposals.

Wildfires are a significant potential threat particularly in populated areas adjoining green spaces such as mountains or forestry. Therefore, it is critical that new developments are designed with this in mind. Where a new development is proposed in an area which is at risk of a wildfire, consideration should be given on how to mitigate the spread of wildfires. For example, sustainable land management could assist with prevention measures.

Pencadlys Gwasanaeth Tân ac Achub De Cymru,  
Parc Busnes Forest View, Llantrisant, Pont-y-clun, CF72 8LX.

Ffôn 01443 232000 • Ffacs 01443 232180  
www.decymru-tan.gov.uk

Rydym yn croesawu gohebiaeth yn y gymraeg a'r saesneg - byddwn yn ymateb yn gyfartal i'r ddau ac yn ateb yn eich dewis iaith heb oedi.

CODI YMWHYBYDDIAETH - LLEIHAW PERYGL

South Wales Fire and Rescue Service Headquarters,  
Forest View Business Park, Llantrisant, Pontyclun, CF72 8LX.

Telephone 01443 232000 • Fax 01443 232180  
www.southwales-fire.gov.uk

We welcome correspondence in Welsh and English - we will respond equally to both and will reply in your language of choice without delay.

RAISING AWARENESS - REDUCING RISK

Large Commercial Solar Arrays, Battery Energy storage Facilities, Electric Vehicle Parking/Charging Facilities:

Fires involving the installations detailed above can be very difficult to extinguish. Conditions can cause a thermal runaway within battery cells, which is a highly exothermic reaction creating toxic, flammable, and/or explosive chemical atmospheres.

The developer of such sites should ensure they have suitable safety measures to contain and restrict the spread of fire, using fire-resistant materials and adequate separation between locations where energy systems may be stored.

Active fire safety systems should be incorporated into the design if necessary and may include, automatic fire detection systems, automatic fire suppression and smoke control systems.

The Authority recognises that the charging of electric vehicles and the use of batteries (including lithium-ion) as Energy Storage Systems (ESS) is a new and emerging practice in the global renewable energy sector. As with all new and emerging practices within UK industry, developers should consider the risks associated with such systems early in the design stage of the project.

Standing Advice.

The site plan/s of the above proposal has been examined and The Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development.

- The Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.

The developer should also consider the need for the provision of:-

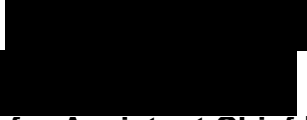
- a. adequate water supplies on the site for firefighting purposes; and
- b. access for emergency firefighting appliances

Should the applicant require further information in relation to these matters they should contact the above named fire safety officer.

Yours faithfully,



**Duly signed and authorised by**



**for Assistant Chief Fire Officer**

**cc: [WATERGEN@southwales-fire.gov.uk](mailto:WATERGEN@southwales-fire.gov.uk)**

Enc: BR13 Appendix

## Appendix

### 1.0 Access For Fire Appliances

Typical vehicle access route requirements:

Appliance Type	Min Width Road	Min Width Gate	Min Turning Circle between Kerb
Pump	3.7m	3.1m	16.8m
Aerial Appliance	3.7m	3.1m	26.9m

Min Turning between Wall	Min Height Clearance	Min Capacity Tonnes
19.2	3.7m	12.5
29.0	4.0m	23

#### Pedestrian Priority

Pedestrian schemes must take into account the need for permanent and unobstructed access for firefighting appliances. The siting of ornamental structures such as flower beds, must take account, not only of the access requirements of the fire appliances but the need to be able to site them in strategic positions; in particular, account must be taken of the working space requirements for aerial appliances. Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure adequate access for fire appliances, their siting and use.

### 2.0 Water Supplies for Firefighting

The existing output of the statutory water supply network may need to be upgraded in certain parts of the local plan area to cater for firefighting needs of new developments. It is recommended that this provision be a condition of planning consent.

#### Access to Open Water Supplies

Where development of water front sites takes place, the need for permanent and unobstructed access for firefighting appliances to the water should be made a condition of any planning consent.

Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure access for fire pumping appliances is satisfactory.

## 2.1 Housing

Minimum main size 100mm. Housing developments with units of detached or semi-detached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any hydrant on the development.

Housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any hydrant on the development.

## 2.2 Transportation

Lorry/Coach Parks - Multi-Storey Car Parks-Service Stations

Minimum main size 100mm. All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any hydrant on the development or within a vehicular distance of 90 metres from the complex.

## 2.3 Industry

In order that an adequate supply of water is available for use by the Fire and Rescue Authority in case of fire, it is recommended that the water supply infrastructure to any Industrial estate is as follows:

Light Industrial

Minimum Main Size 100mm  
Up to one hectare, 20 litres per second

Commercial/Industrial

Up to two hectares, 35 litres per second - Minimum Main Size 150mm

High Risk Industrial

Two to three hectares 50 litres per second - Minimum Main Size 150mm.  
Over three hectares, 75 litres per second.

In rural areas it may not be possible to provide sufficient mains water. To overcome this, static or river supplies would be considered on site at the above flow rates for at least one hour.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements, as high risk units may require a greater flow.

## 2.4 Shopping, Health and Community Facilities

### Village Halls

Should have a water supply capable of delivering a minimum of 15 litres per second through any hydrant on the development or within a vehicular distance of 100 metres from the complex.

### Primary Schools and single storey Health Centres

Should have a water supply capable of delivering a minimum of 20 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

### Secondary Schools, Colleges, Large Health and Community Facilities

Should have a water supply capable of delivering a minimum of 35 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

## 2.6 Distances Between Fire Hydrants

The distance between fire hydrants should not exceed the following:

Residential areas	-	200 metres
Industrial Estates (Subject to operational needs)	-	150 metres
Town centre areas	-	90 metres
Commercial (Offices & Shops)	-	100 metres
Residential Hotels	-	Adjacent to access
Hotels	-	Adjacent to access
Institutional (Hospitals & Old Persons Homes)	-	Adjacent to access
Old Persons Homes	-	Adjacent to access
Educational (Schools & Colleges)	-	Adjacent to access

## 2.7 Conclusion

Developers should hold joint discussion with Dwr Cymru - Welsh Water or the National Rivers Authority and the Fire and Rescue Authority to ensure that adequate water supplies are available in case of fire. The Fire and Rescue Authority reserve the right to ask for static water supplies for firefighting on site as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.



Llywodraeth Cymru  
Welsh Government

Plas Cefnwrn, 57 Cefnwrn Road  
Parramatta, NSW 2150  
Phôn 0300 025 6000  
E-bost [cadw@gov.wales](mailto:cadw@gov.wales)  
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0300 025 6000  
[cadw@gov.wales](mailto:cadw@gov.wales)/[cadw@llyw.cymru](mailto:cadw@llyw.cymru)  
[www.cadw.gov.wales](http://www.cadw.gov.wales)

Amity Planning Consultants

Eich cyfeirnod  
Your reference

By email

Ein cyfeirnod  
Our reference

LC

Dyddiad  
Date

13 July 2023

Llinell uniongyrchol  
Direct line

0300 0256004

Ebost  
Email:

[cadwplanning@gov.wales](mailto:cadwplanning@gov.wales)

Dear Sir/Madam

**Pre-Planning Application - Erection of 46 dwellings comprising 27 market housing units and 19 affordable units, together with engineering, drainage, landscaping, highways and other associated works, Land at Sandy Lane, Ystradowen, Vale of Glamorgan**

Thank you for your letter of 7 July inviting our comments on the pre-planning application consultation for the proposed development described above.

### 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. Our assessment of the pre-application is given below.

Our records show 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.

The national policy and Cadw's role in the planning process is set out in Annex A.

### Assessment

#### Scheduled Monuments

GM228 Ystradowen Castle Mound  
GM230 Stalling Down Round Barrow  
GM346 Two Round Barrows, Naboth's Vineyard  
GM421 Castell Tal-y-Fan  
GM442 Medieval Chapel of Talygarn

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

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

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



BUDDSODDWR MEWN POBL  
INVESTOR IN PEOPLE



## Registered Parks and Gardens

PGW(Gm)8(RCT) Talygarn  
PGW(Gm)41(GLA) Hensol Castle

This pre-planning application is for the erection of 46 dwellings and associated works on land at Sandy Lane, Ystradowen, Vale of Glamorgan.

The above designated historic assets are located inside 500m of the proposed development, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the settings of these designated historic assets.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan-Gwent Archaeological Trust [www.ggat.org.uk](http://www.ggat.org.uk)

Yours sincerely,

Laura Cooper  
Casework Officer

## **Annex A**

### Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

### National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [planning-policy-wales-edition-11.pdf](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

### Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.