



North of Junction 33 on M4 LDP Strategic Site D

Autumn 2022



Liability and Disclaimer

While reasonable care has been taken in the preparation of this document to ensure that the information contained is accurate, this document, its content, names, text and images included in this document, are provided 'AS IS' and without warranties of any kind, either express or implied. To the fullest extent permissible pursuant to UK law, the County Council of the City and County of Cardiff ['The Council'] disclaims all warranties expressed or implied, including but not limited to implied warranties of reasonable care, satisfactory quality or fitness for a particular purpose and non-infringement of title.

The document contains guidance and notes on certain aspects of law as they might affect the average person. They are intended as general information only and do not constitute legal or other professional advice. It should not be relied on as the basis for any decision or legal action. The Council cannot accept liability for any loss suffered due to reliance on the contents of this document. The law is constantly changing so expert advice should always be sought.

To the extent permitted by applicable laws, no liability is accepted for any direct, indirect, incidental, special or consequential loss or damage to any user (whether arising in contract, tort including negligence or otherwise) arising out of or in connection with the use of this document.

The contents of this document shall not fetter the Council in the exercise of any of its statutory functions, including, without limitation to the generality of the foregoing, its functions as Local Planning Authority or Local Highway Authority.

For full details of all planning applications, including reports, decision notices and S106 agreements, please visit the planning pages of the Council's website at www.cardiff.gov.uk/dc.

It should be noted that developments identified as 'consented' may be subject to the signing of a S106 Agreement.

- LDP Proposals Map, Development Activity Map and Photographs – © Cardiff Council
- Planning Application Maps and Illustrations – © Associated Applicant

OS Maps: © Crown copyright and database rights [2022] Ordnance Survey 100023376

Introduction

Cardiff has eight Strategic Sites (containing 500 or more dwellings and / or significant employment uses), which have been allocated through the Local Development Plan (LDP) to help meet the need for new homes and jobs across the city:

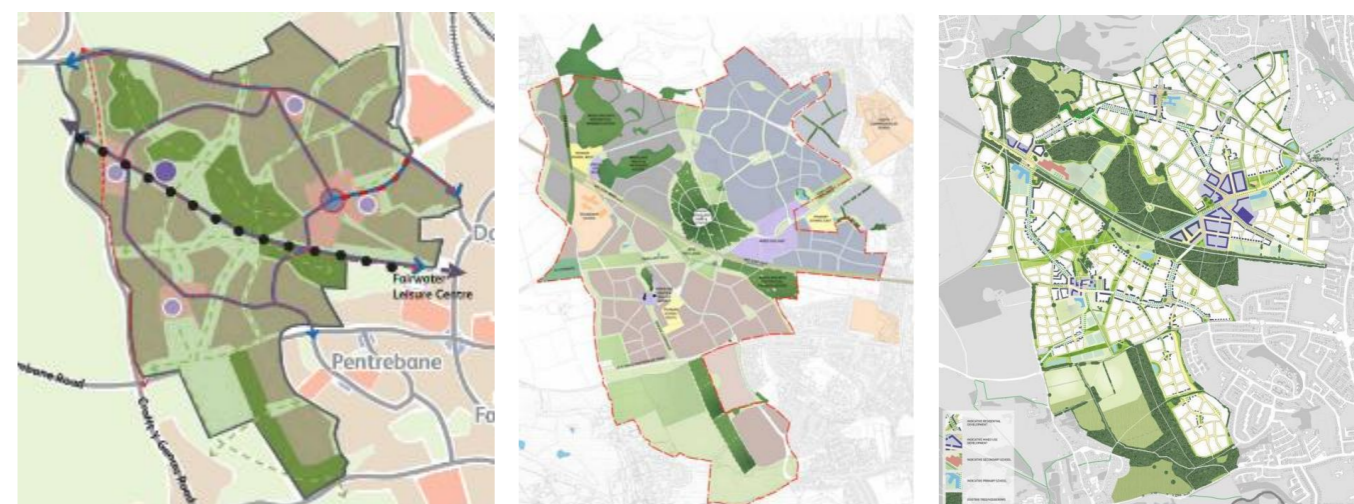


Strategic Site A:	<ul style="list-style-type: none"> • Cardiff Central Enterprise Zone / Regional Transport Hub • Circa 2000 homes
Strategic Site B:	<ul style="list-style-type: none"> • Former Gas Works, Ferry Road • Circa 500 homes, with associated community uses
Strategic Site C:	<ul style="list-style-type: none"> • North West Cardiff • Minimum 5,000 homes, with employment and other community uses
Strategic Site D:	<ul style="list-style-type: none"> • North of Junction 33 on M4 • Circa 2,000 homes, with community uses, employment and Park and Ride
Strategic Site E:	<ul style="list-style-type: none"> • South of Creigiau • Circa 650 homes, with associated community uses
Strategic Site F:	<ul style="list-style-type: none"> • North East Cardiff (West of Pontprennau) • Circa 4,500 homes, with employment and community uses
Strategic Site G:	<ul style="list-style-type: none"> • East of Pontprennau Link Road • Circa 1,300 homes, with associated community uses
Strategic Site H:	<ul style="list-style-type: none"> • South of St Mellons Business Park • Strategic employment site.

To help ensure that these new homes and jobs form part of well planned communities, the LDP sets out a 'master planning' approach to the delivery of the strategic sites, where supporting infrastructure, such as transport corridors, community facilities, green spaces and schools will be provided as part of the developments.

Recognising that sites of this size will take several years to design and construct, a series of monitoring documents have been produced to provide a regular summary of development activity. They include details of:

- **Planning Histories:** Where new applications have been received and which applications have been determined (consented),
- **Development Activity:** Which sites are currently under construction and an indication of how many homes have been completed,
- **Infrastructure Provision:** A summary of the supporting infrastructure that has been agreed through a S106 (legal) agreement and details of those infrastructure works and other associated projects that are in the pipeline, or are currently being undertaken.



Indicative Illustration of Master Planning Approach

The Planning Process

The design, development and delivery of Cardiff's Strategic Sites can be broadly broken down into six parts:

Part 1: The Local Development Plan

The Cardiff Local Development Plan (LDP) 2006-2026 sets out the policies that guide development across the City. Key Policies KP2A to KP2H set out a master planning approach to the delivery of the Strategic Sites and identify an indicative schematic framework and details of those items of infrastructure (e.g. highway and transportation works, schools, community facilities and open spaces) to be delivered alongside the new homes.

Part 2: Site Master Planning

Before submitting a planning application, a developer will produce a master plan for their site. This will show an overall layout for the whole of the development area and will demonstrate how their proposals are in line with the policies set out in the LDP. Recognising that it not possible to build sites of this size in one go, a phasing plan will also be produced which shows how the site will be divided into smaller areas for delivery.

Part 3: Pre-application Consultation

Where a developer is proposing a 'major development' (a housing development of 10 or more dwellings / over 0.5ha, or other developments of over 1000sqm floorspace or 1ha), there is a need for them to undertake a pre-application consultation with the public before submitting their planning application to the Local Planning Authority (LPA). The results of this consultation then forms part of their planning application.

Part 4: Planning Applications

There are three main approaches that might be taken here:

- 4A. The submission of an Outline Planning Application followed by a Reserved Matters Application(s)
- 4B. A Full Planning Application
- 4C. A Hybrid Planning Application

4A Outline and Reserved Matters Applications:

An 'outline planning application' allows for a decision to be made on the general principles of how a site will be developed before further work is undertaken on more detailed designs (these detailed designs are referred to as 'Reserved Matters'). As a minimum, an outline application will usually include information on the uses proposed for the development (e.g. houses), the amount of development proposed (e.g. up to 200 homes), an indication of the sites layout (this will relate back to the masterplan for the site), an indication of minimum / maximum sizes of the proposed buildings (e.g. height) and show where access points into the site will be located.

It is at the outline application stage that the developer will enter into a S106 Legal Agreement to either deliver (build) and / or financially contribute towards the delivery of supporting infrastructure (e.g. affordable housing, highway works, schools) as part of their development.

Following the granting of an outline application, a 'Reserved Matters Application(s)' sees the developer submit the more detailed information for their site. This will include, for example: Access – the positioning and treatment of routes for pedestrians, cyclists and vehicles; Appearance – what the buildings will look like in terms of house styles and use of materials; Landscaping – details of planting, green spaces and public spaces; Layout – the way in which buildings are positioned; Scale – the dimensions of each building.

A reserved matters application could be submitted for the whole site, or, if it is a larger development, separate reserved matters applications can be submitted for each of the smaller phases as they are progressed.

4B Full Planning Application

Where everything has been designed in detail from the outset, a developer may choose to submit a full planning application. This provides approval in one planning consent as opposed to taking the outline / reserved matters route. In this scenario, the S106 Agreement would be attached to the full planning permission.

4C Hybrid Application

If a developer has full details for one part of their site and outline information for the remainder, they can submit a 'hybrid application'. The planning applications description would identify which part of the site was seeking full permission (e.g. phase 1) and which parts relate to the outline element of the application (e.g. phases 2-5). As identified above (see 4A), the outline elements of the consent would be subject to future reserved matters applications.

Part 5: Discharge of Conditions

Once planning permission has been granted (consented), there will be a number of 'planning conditions' (attached to the permission) that a developer will need to discharge (this might include for example needing to provide a sample of external finishing materials). Some of these might be 'pre-commencement conditions' that will need to discharge before work can start onsite, whilst others will need to be discharged at certain trigger points while the site is being built. To discharge each condition, a 'discharge of condition application' needs to be submitted to and approved by the Local Planning Authority.

Part 6: Implementation / Infrastructure Provision:

Once all of the permissions have been granted and relevant (pre-commencement) planning conditions discharged, the developer will then be able to start building their site. At various trigger points and thresholds during the development (as identified in the S106 Agreement), they will also start building the supporting infrastructure (e.g. new roads, schools, and open spaces) and / or make payments to the Council towards infrastructure provision.

Local Development Plan Policy KP2D&E

The Local Development Plan sets out the framework for the development of the strategic sites. Through Policy KP2D&E it identifies that:

Land is allocated:

- i. North of Junction 33 on the M4, as defined on the Proposals Map, for a mixed-use development of approximately 2,000 homes, employment, other associated community uses and a strategic park and ride site; and
- ii. South of Creigiau, as defined on the Proposals Map, for a housing-based scheme of approximately 650 homes representing a southern extension to the village.

Essential, enabling and necessary supporting infrastructure will be delivered in a phased manner with specific details formally tied into planning consents including:

Essential/ Enabling Infrastructure

Transport & Highways:

- Provision of new bus-based Rapid Transit Corridors through the site North of Junction 33 linking directly to the Western Bus Corridor;
- Off-site infrastructure including bus priority measures to develop bus-based Rapid Transit Corridors integrating with the site, the Western Bus Corridor and other routes within the North West Rapid Transit Corridor;
- Off-site infrastructure including bus priority enhancements on the Western Bus Corridor and measures to improve linkages into Rhondda Cynon Taf;
- Extend bus networks and increase the frequency and reliability of services to serve the site with public transport options for a wide range of journeys including a combination of limited stop and local bus services;
- Strategic park and ride facility North of Junction 33 linked to the Rapid Transit Corridor and public transport node including Bus Gate to provide priority for public transport and limit unauthorised access by car to Junction 33;
- Public transport node in close proximity to the employment uses, Park & Ride facility and Local Centre to the south of the site; Improve the Llantrisant Road/ Cardiff Road junction.

Walking and Cycling:

- On and off-site measures to provide a network of high quality, safe, attractive and convenient routes within the site and linking to key local services, facilities and destinations including the new neighbourhood centre from the north, improved pedestrian/ cycling links to existing and proposed schools;
- Provide a safe crossing of Llantrisant Road;
- Creating an east-west connection between Public Rights of Way (Footpaths numbered 10 & 18)

Necessary Infrastructure:

- 1 Local Centre within Site D including Primary Care facility and multifunctional community leisure facility including library facility;
- Education: 1-2 new Primary Schools with 1 located in or adjacent to Local Centre, and financial contribution to existing Secondary Schools;
- Minimum of 12ha Open Space including 6ha of formal recreation, 3 playgrounds, 1 teen facility, and 1x 40 plot allotment site;
- Improve community facilities in the existing neighbourhood centre in Creigiau to provide new facilities for existing and new residents



Strategic Site D&E LDP Schematic Framework

SITE D | Land North of Junction 33 on M4

Overview of Planning Applications

Outline Application:

14/00852/DCO | Up to 1,500 homes | Consented

ID: 11

Reserved Matters Application:

18/00696/MJR | Phases 1 & 2 | 374 homes | Under Construction

ID: 47

19/03264/MJR | Phase 1 | 1 Home | Completed

ID: 71

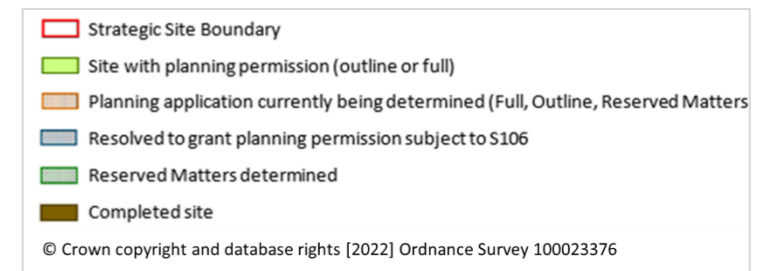
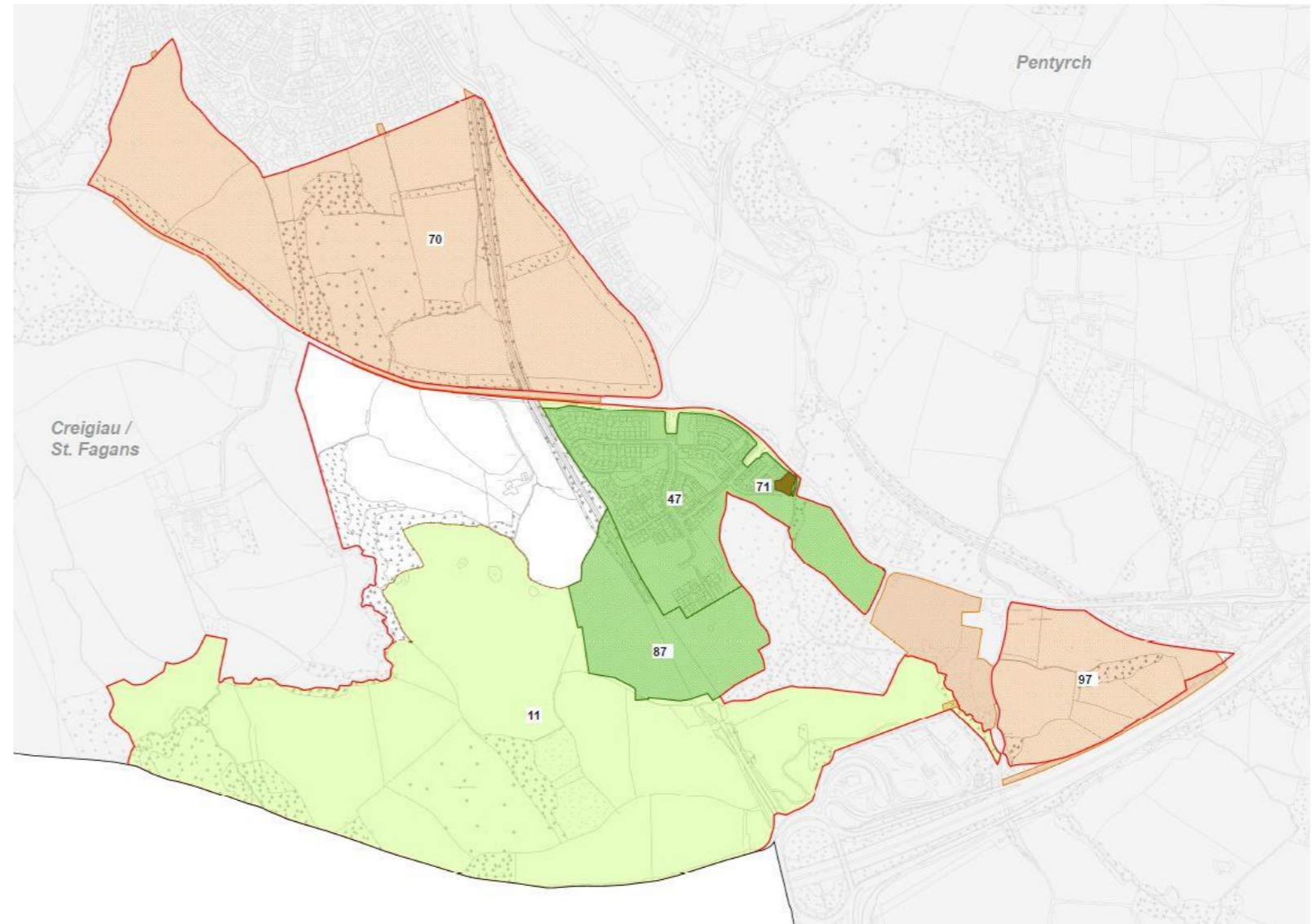
21/00808/MJR | Phase 3 | 171 homes | Consented

ID: 87

Full Application:

22/00883/MJR | Land South of Llantrisant Road | 190 Homes | **Live Application**

ID: 97



Outline Planning Application | 14/00852/DCO

Land North of Junction 33 on M4 | Up to 1500 Homes | Consented

Site Description:

Situated to the north of Junction 33 of the M4, this development covers an area of around 190 acres and will contain up to 1500 homes, together with offices and business uses.

The scheme will include affordable homes, a park and ride facility, a primary school, a local centre and a network of open spaces including parkland, sports pitches, children's play areas and orchards.

Infrastructure Provision:

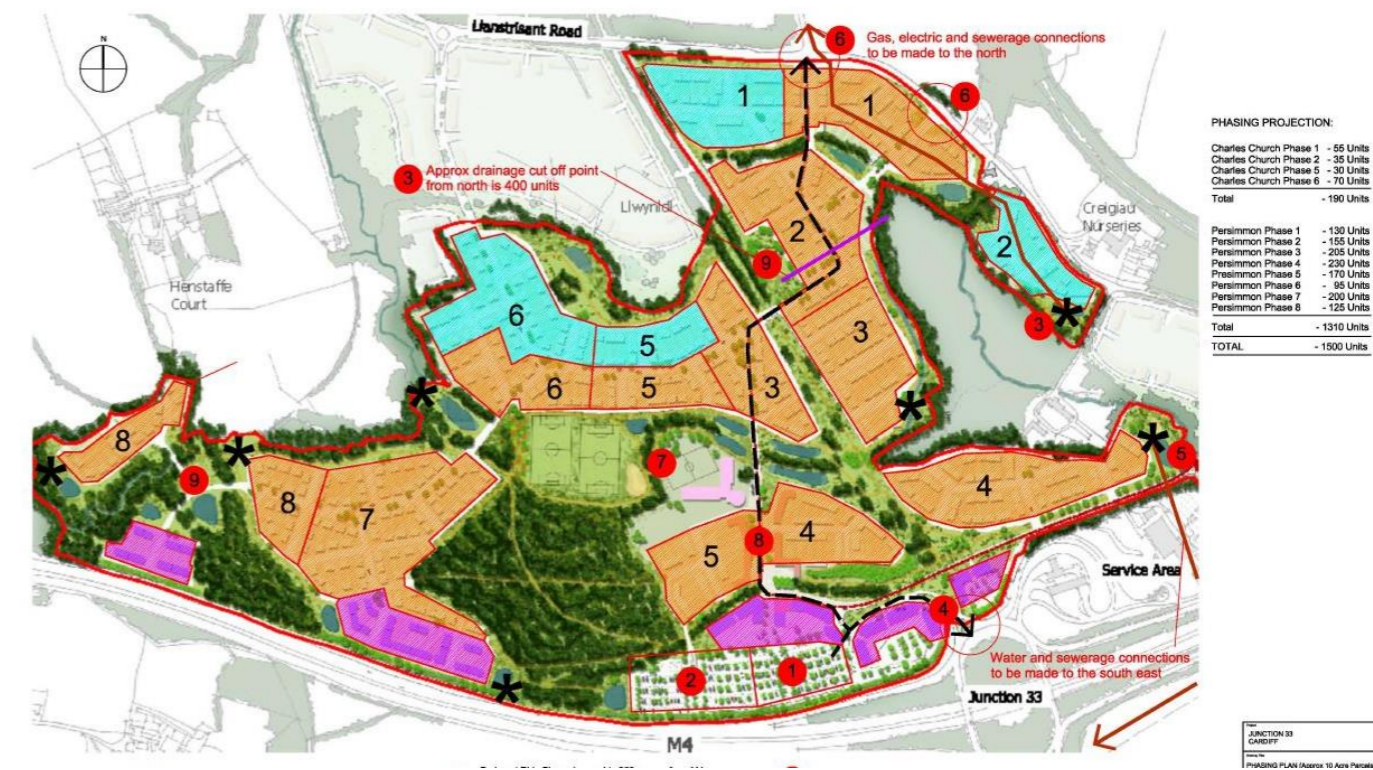
In addition to the infrastructure that is being provided onsite by the developer (as above), there will also be a series of financial contributions towards the provision of affordable housing, bus services to the site, secondary school places, local community facilities and air quality monitoring that will be paid to the Council at specific trigger points during the construction of the development.

Outline Planning Permission:

Outline planning permission for Land North of Junction 33 (up to 1500 homes) was granted in 2017. The development will be built in a series of phases and the developer will submit a reserved matters application prior to bringing forward each part of the site.



Indicative Masterplan



Indicative Phasing Plan



Indicative illustration

Reserved Matters Application | 18/00696/MJR

Phases 1 and 2* | 375 Homes | Persimmon Homes** | Under Construction

* Includes reserved matters application 19/03264/MJR for 1 home

** Including Charles Church and Westbury Homes

Site Description:

Located to the north east of the site at the junction of Llantrisant Road and Cardiff Road, this part of the development will contain 374 homes. It will include the delivery of onsite affordable homes, a children's play area and a green corridor. Highway works to create entrances into the site from Llantrisant Road will also be undertaken.

The reserved matters application looked at details of appearance, landscaping, layout and scale. It was approved in August 2019.

Development Activity:

Construction work started in autumn 2019. At autumn 2022, around 311 homes are completed/under construction.



Indicative Site Layout Plan



Indicative Illustration of House Styles

Reserved Matters Application | 21/00808/MJR

Phase 3 | 171 Homes | Persimmon Homes* | Consented

**Including Westbury Homes*

Site Description:

Located to the north east of the site, this part of the development will contain 173 homes. It will include the delivery of onsite affordable homes, landscaping and open space

The Reserved Matters Application looks at details of non-strategic access, appearance, landscaping, scale and site layout. It was approved in March 2022.

Development Activity:



Indicative Illustration of House Styles



Indicative Site Layout Plan

Infrastructure Delivery

As part of the delivery of the outline planning permission for Land North of Junction 33 on the M4 (14/00852/MJR), the developer has entered into a Section 106 Agreement to provide new infrastructure and to make improvements to existing facilities. Some of this infrastructure will be provided onsite and will be built by the developer during the relevant phases of the development, whilst other contributions will take the form of financial payments made to the Council:

S106 Category	Description:
Affordable Housing	The developer will be providing 15% onsite affordable housing as part of the development and contributing a further £7.9 million towards the provision of affordable housing across the city.
Highway Works	Highway and junction improvements along the A4119 (Llantrisant Road) and at Junction 33 of the M4 will be carried out by the developer as part of their construction works.
Park and Ride Facility	The developer will be providing a Park and Ride car park totalling 1000 spaces as part of the development, with 750 spaces being accessible from Junction 33 of the M4 and 250 spaces accessible from the A4119 (Llantrisant Road). In addition to this, the developer will also be contributing around £2.2 million towards the cost of providing bus services to the car park during the early years of the development.
Residential Travel Plan	The developer will be preparing a residential, school and employment travel plan for the site and will be providing a £50 cycle voucher to the first occupier of each new dwelling.
Primary School	A new primary school will be provided as part of this development.
Secondary School Contribution	The developer will be making a financial contribution of around £3.2 million towards the provision of secondary school places and the provision of land for a secondary school.
Open Spaces	The developer will be providing formal and informal open spaces, including children's play areas, a multiuse games area, orchards, 2 sports pitches and a changing facility (with an associated open space management scheme) as part of the development.
Local Centre	A local centre will be provided as part of the development, with a total of 2500sqm floorspace accommodating 'local' retail units.
Community Facility Contribution	The developer will be making a financial contribution of around £105,000 to the Council towards the provision of offsite community facilities within the Creigiau and St Fagans Ward.
Air Quality Contribution	This is a contribution that will be used towards monitoring air quality relating to the development.

S106 Category	Description:
Waste Management Contribution	This contribution will be used towards providing waste management services to the development.
Sustainable Urban Drainage	The developer will be providing a sustainable urban drainage scheme as part of the development.

Full Planning Application | 22/00883/MJR

Land South of Llantrisant Road | 190 Homes | Persimmon Homes | **Live Application**

Site Description:

Located to the South east of the site, this part of the development will contain 190 homes, new access from Llantrisant Road and green infrastructure.

It should be noted that as it is currently (at Autumn 2022) a live planning application, the information and site plans identified may be subject to change.

Development Activity:



Indicative illustration



Indicative Site Layout Plan

