

# Land North and East of Lisvane LDP Strategic Site F

Autumn 2022



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

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

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 KP2F

The Local Development Plan sets out the framework for the development of the strategic sites.

Through Policy KP2F it identifies that:

Land is allocated at North East Cardiff (West of Pontprennau), as defined on the Proposals Map, for a mixed-use comprehensive development of a minimum of 4,500 homes, employment and other associated community uses, together with essential, enabling and necessary supporting infrastructure which 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 providing links between the District/Local Centres including Bus Gates at access point to Cardiff Gate Business Park and St Mellons Road at the eastern edge of the site;
- Off-site infrastructure including bus priority measures to develop bus-based Rapid Transit Corridors integrating with the site, the Eastern/Northern Bus Corridors and other routes within the North Eastern Rapid Transit Corridor including services linked to Strategic Site G, facilitating transfer/ improving interchange facilities to Rhymney Line rail services at Llanishen Station and Thornhill Station, and, employment facilities at St Mellons Business Park and Strategic Site H;
- Off-site enhancements including bus priority measures to the Eastern/Northern Bus Corridor;
- 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;

Walking and Cycling:

- On and off-site measures to provide safe, attractive and convenient routes within the site and linking to key local services, facilities and destinations including existing local centres and Schools at Pontprennau, Pentwyn, Lisvane and Cardiff Gate Business Park;
- Links to off-site public transport destinations including Llanishen and Thornhill Rail Stations.

Necessary Infrastructure:

- 1 centrally located District Centre and 1 Local Centre including Primary Care facility, Multifunctional community leisure facility including library facility, and financial contribution to upgrading of Llanishen and Pontprennau Leisure Centres;
- Education-1 new Secondary School, 3 new Primary Schools and financial contribution to existing Primary Schools;
- Minimum of 26ha Open Space including 13ha of formal recreation, 6 playgrounds including destination play area, 1 teen facility plus off-site contribution, and 2x 50 plot allotment sites.



Strategic Site F LDP Schematic Framework

# SITE F | Churchlands (Land North and East of Lisvane)

## Overview of Planning Applications

### Hybrid Application:

14/02891/MJR | Outline (up to 1000 homes) / Full (highways and drainage) | Consented | ID: 22

### Reserved Matters Applications:

18/00012/MJR | Phase 1A | 45 Homes | Completed | ID: 44

18/02906/MJR | Phase 1B | 26 Homes | Completed | ID: 58

21/00905/MJR | Phase 1B(2) and 1C(1) | 90 Homes | Under Construction\* | ID: 63

21/02946/MJR | Phase 1C(1) | 2 Homes | **Live Application** | ID: 94

19/02750/MJR | Phase 1C(2) | 78 Homes | Under Construction | ID: 75

19/03241/MJR | Phase 1D | 47 Homes | **Live Application** | ID: 77

19/01973/MJR | Phase 2A | 11 Homes | Under Construction | ID: 62

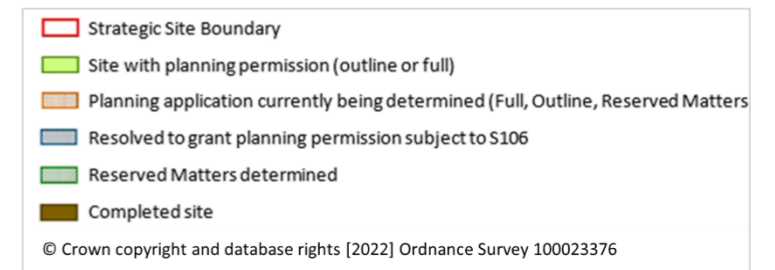
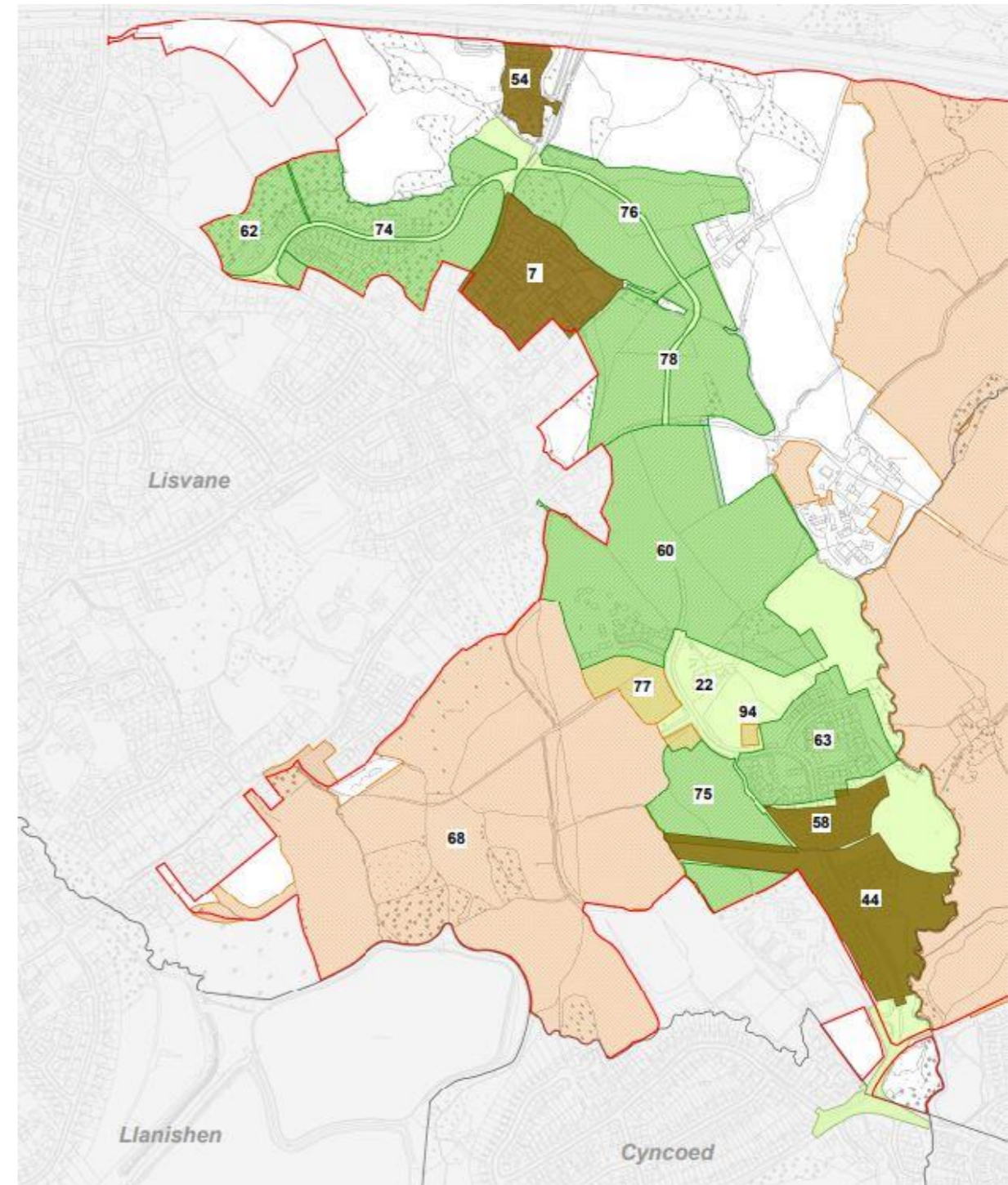
19/02677/MJR | Phase 2B | 68 Homes | Under Construction | ID: 74

19/03230/MJR | Phase 2C | 66 Homes | Under Construction | ID: 76

19/03247/MJR | Phase 2D | 96 Homes | Consented | ID: 78

19/01113/MJR | Phase 3 | 270 homes | Under Construction | ID: 60

\*21/00905/MJR amends application 19/02053/MJR



# Outline Planning Application | 14/02891/MJR

## Churchlands | Up to 1000 Homes | Consented

### Site Description:

Situated to the north of Pentwyn Road and bordering Lisvane to the north west, this development covers an area of around 120 acres and will contain up to 1000 homes.

The scheme will include affordable homes, a primary school and a village centre. There will be a series of green spaces including sports pitches / children's play areas and highway improvements including the provision of a new spine road connecting to Llwyn y Pia Road in the north and Pentwyn Road in the south.

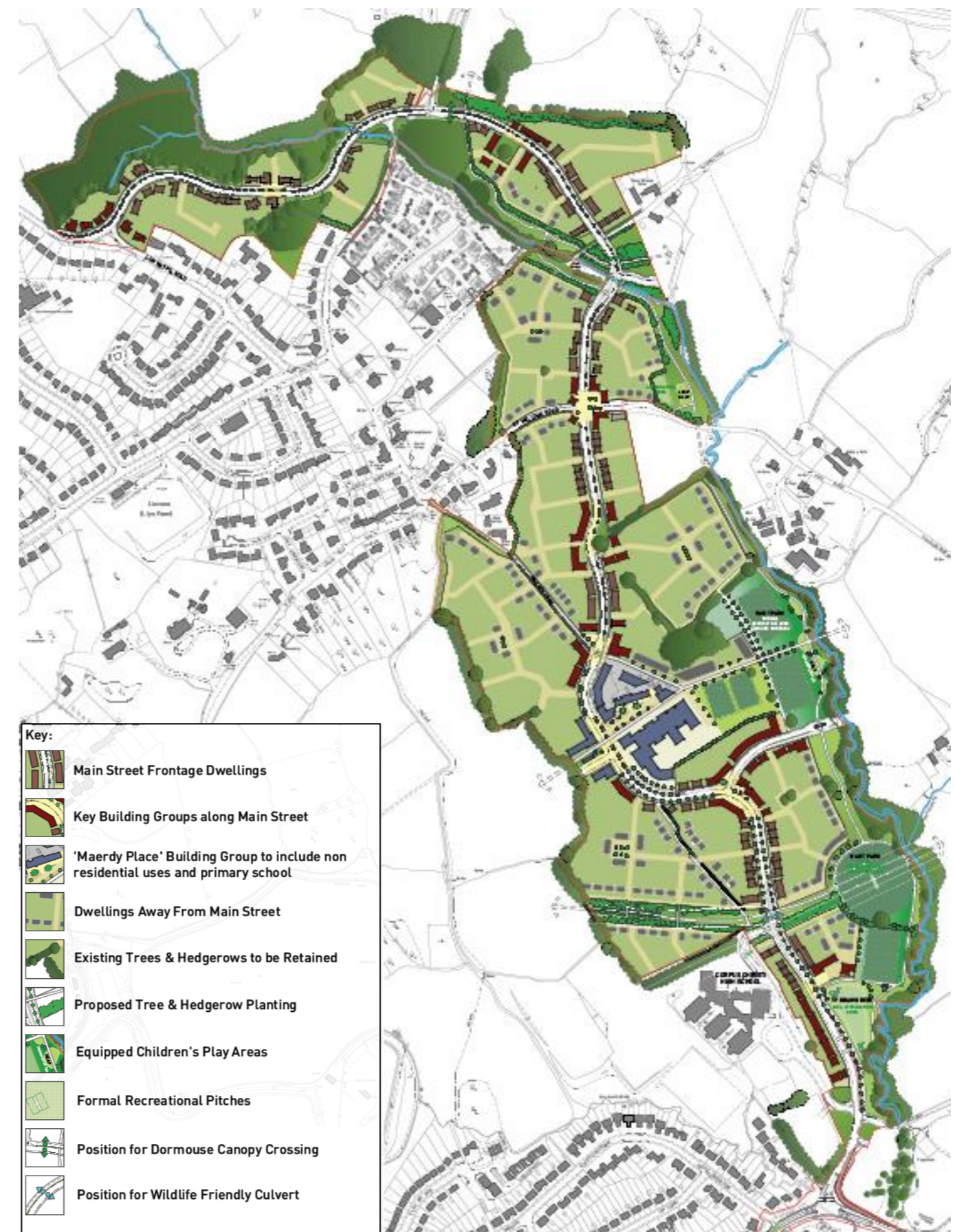
### Infrastructure Provision:

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

### Outline Planning Permission:

Outline planning permission for Churchlands (up to 1000 homes) was granted in 2017, together with full planning permission for the associated spine road through the site.

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

# Reserved Matters Application | 18/00012/MJR

Phase 1A | 45 Homes | Redrow Homes | Completed

## Site Description:

Located to the north of Ty Draw Road, this part of the development will contain 45 homes. It will include the delivery of onsite affordable housing, green corridors, a sports pitch, drainage basin and associated landscaping.

The reserved matters application looked at details of layout, scale, the appearance of the buildings and means of access. It was approved in June 2018.

## Development Activity:

Construction work started in late 2018. The 45 properties were completed in 2020/21.



Indicative Site Layout Plan



Indicative Illustration of House Styles



# Reserved Matters Application | 18/02906/MJR

Phase 1B | 26 Homes | Redrow Homes | Completed

## Site Description:

Located to the north of Ty-Draw Road, this part of the development will contain 26 homes.

The reserved matters application looked at details of layout, scale, the appearance of buildings, means of access and landscaping. It was approved in July 2019.

## Development Activity:

The 26 properties were completed in 2020/21.



Indicative Site Layout Plan



Indicative Illustration of House Styles

# Reserved Matters Application | 21/00905/MJR

Phase 1B(2) and Phase 1C(1) | 90 homes | Redrow Homes | Under Construction

## Site Description:

Located towards the centre of the site, this part of the development will contain 90 homes, including the provision of onsite affordable housing.

The reserved matters application looked at details of layout, scale, appearance of buildings, means of access and landscaping. It was approved in March 2020

## Development Activity:

At autumn 2022, around 90 properties have been completed/were under construction.



Indicative Site Layout Plan



Indicative Illustration of House Styles

# Reserved Matters Application | 19/02750/MJR

Phase 1C(2) | 78 Homes | Redrow Homes | Under Construction

## Site Description:

Located towards the centre of the site, this part of the development will contain 78 homes.

The reserved matters application looks at details of layout, scale, appearance of buildings, means of access and landscaping. It was approved in august 2021.

## Development Activity:

At autumn 2022, around 7 properties were under construction



Section 2-2  
1-200

Indicative Illustration of House Styles



Indicative Site Layout Plan

# Reserved Matters Application | 19/03241/MJR

Phase 1D | 47 Homes | Redrow Homes | **Live Application**

## Site Description:

Located towards the centre of the site, this part of the development will contain 47 homes, including the provision of onsite affordable housing.

The reserved matters application looks at details of layout, scale, appearance of buildings, means of access and landscaping.

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 Site Layout Plan



Indicative Illustration of House Styles

# Reserved Matters Application | 19/01973/MJR

Phase 2A | 11 Homes | Redrow Homes | Under Construction

## Site Description:

Located at the north west of the site, this part of the development will contain 11 homes.

The reserved matters application looked at details of layout, scale, the appearance of buildings, means of access and landscaping. It was approved in November 2019

## Development Activity:

At autumn, around 6 properties had been completed.



Indicative Illustration of House Styles



Indicative Site Layout Plan

# Reserved Matters Application | 19/02677/MJR

Phase 2B | 68 Homes | Redrow Homes | Under Construction

## Site Description:

Located to the north of the site, this part of the development will contain 68 homes, including the provision of onsite affordable housing.

The reserved matters application looks at details of layout, scale, the appearance of buildings, means of access and landscaping. It was approved in August 2020.

## Development Activity:

At autumn 2022, around 59 properties had been completed/were under construction.



Indicative Illustration of House Styles



Indicative Site Layout Plan

# Reserved Matters Application | 19/03230/MJR

Phase 2C | 66 Homes | Redrow Homes | Under Construction

## Site Description:

Located to the north east of the site, this part of the development will contain 67 homes, including the provision of onsite affordable housing and a green corridor.

The reserved matters application looks at details of layout, scale, the appearance of buildings, means of access and landscaping. It was approved in September 2021.

## Development Activity:

At autumn 2022, around 4 properties were under construction.



Indicative Illustration of House Styles



Indicative Site Layout Plan

# Reserved Matters Application | 19/03247/MJR

Phase 2D | 96 Homes | Redrow Homes | Consented

## Site Description:

Located to the north east of the site, this part of the development will contain 102 homes, including the provision of onsite affordable housing and a green corridor.

The reserved matters application looks at details of layout, scale, the appearance of buildings, means of access and landscaping. It was approved in August 2022.

## Development Activity:



Indicative Illustration of House Styles



Indicative Site Layout Plan



# Reserved Matters Application | 19/01113/MJR

Phase 3 | 270 Homes | Bellway Homes | Under Construction

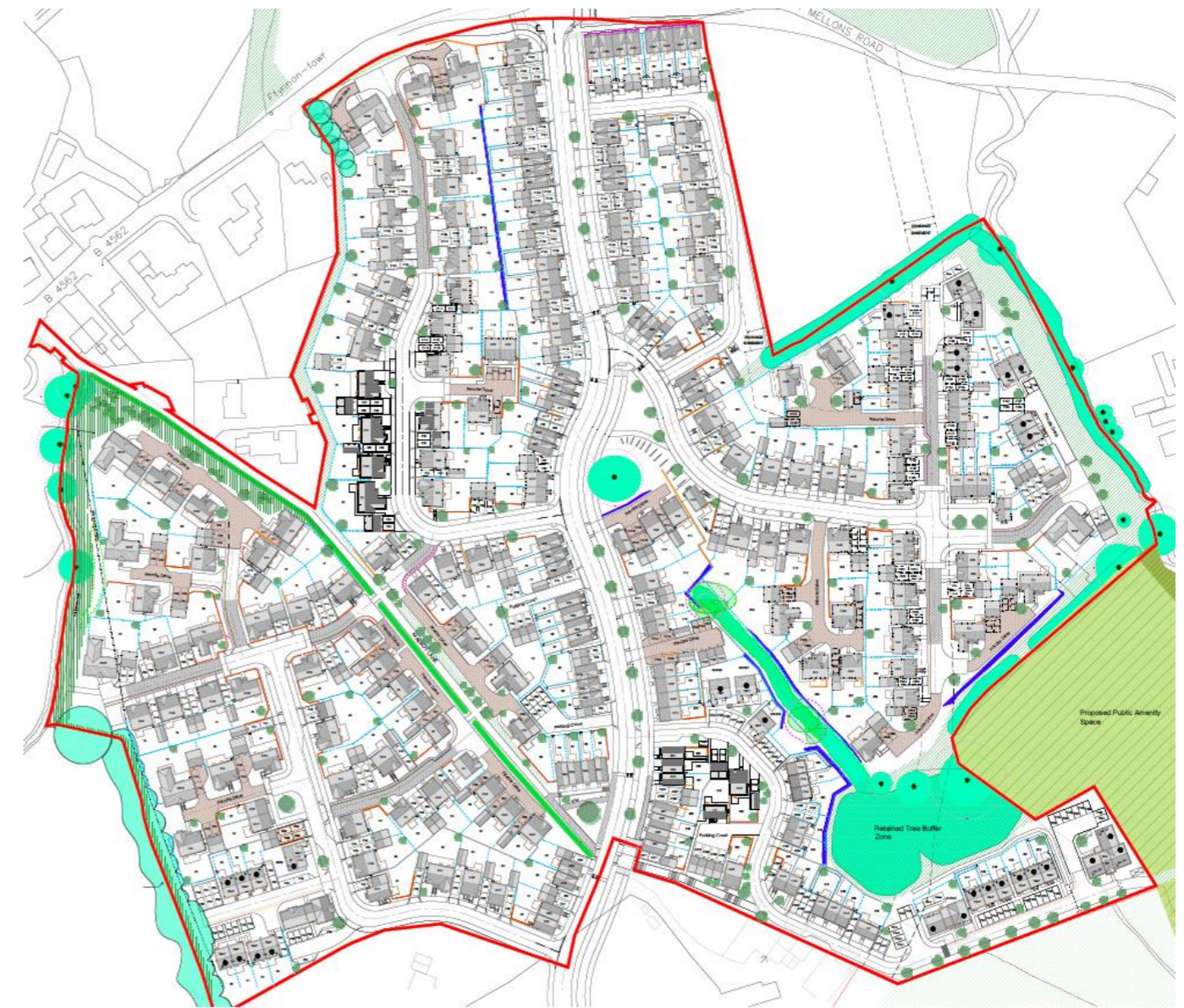
## Site Description:

Located to the south of St Mellon's Road, this part of the site will contain 270 homes. It will include the delivery of onsite affordable housing, green corridors, public open space / drainage and associated landscaping.

The reserved matters application for this part of the site looks at details of layout, scale, the appearance of buildings, means of access and landscaping. It was approved in December 2019.

## Development Activity:

At autumn 2022, around 32 properties were under construction.



Indicative Site Layout Plan



Indicative Illustration of House Styles



## Infrastructure Delivery

As part of the delivery of the outline planning permission for Churchlands (14/02891/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 20% onsite affordable housing as part of their development and will be contributing a further 10% towards the provision of affordable housing across the city.
Park and Ride Bus Service Contribution	The developer will be contributing around £1 million towards the cost of providing the park and ride bus service to the city centre during the early years of the development.
Heath Hospital Bus Service Contribution	The developer will be contributing around £570,000 towards the cost of providing the Heath Hospital bus service through the site during the early years of the development.
Bus Priority Infrastructure Contribution	The developer will be contributing a total of around £940,000 towards the cost of providing an east bound bus lane at Pentwyn Road.
Eastern Avenue and Pentwyn Link Contribution	The developer will be providing a contribution of around £370,000 towards the cost of bus improvements at Eastern Avenue and Pentwyn Link.
Cycle Route Contribution	The developer will be providing a total of around £297,000 towards the provision of two cycle routes.
Travel Plan	The developer will be preparing a Travel Plan, which will provide details of proposals and targets to limit or reduce the number of single occupancy journeys and to promote travel by sustainable modes.
Personalised Travel Planning Service	The developer will be providing a Personalised Travel Planning Service and a dedicated travel co-ordinator during the early years of the development.
Primary School	A new primary school will be provided as part of the development.
Secondary School Contribution	The developer will be making a contribution of around £150,000 towards the provision of secondary school places.
Open Spaces	The developer will be providing two children's play areas, football pitches, a cricket pitch and other open spaces (with an associated management scheme) as part of the development.
Allotment Contribution	The developer will be contributing around £82,000 towards the cost of providing allotments on the Strategic Site.
Multi Use Games Area Contribution	The developer will be contributing around £30,000 towards the cost of providing a multi-use games area on the site.
Community Facility Contribution	As part of each phase of the development, the developer will be making a financial contribution towards providing community facilities in the local area of the development.

S106 Category	Description:
Village Centre	The developer will be providing a village centre as part of the development, which will include, for example, shops, cafes and other retail type uses.
Sustainable Urban Drainage	The developer will be providing a sustainable urban drainage scheme as part of the development.
Waste Management Contribution	The developer will be making a contribution for the provision of waste bins for the dwellings and litter bins on the development.

