



**Vale of Glamorgan Local Development Plan Examination  
Hearing Session 24 (24 January 2017)  
New Allocations**

**HEARING STATEMENT ON BEHALF OF THE WELSH GOVERNMENT  
(ID-2396)**

**Policy MG 2.23: Land at Upper Cosmeston Farm, Lavernock, Penarth**

**What is the size of the site and how many units are proposed?**

1. The allocated site extends in total to approximately 22.2 hectares (54.9 acres).
2. Proposed site allocations are as follows:

<b>Policy</b>	<b>Topic</b>	<b>Requirement</b>	<b>Area (ha)</b>
MG 2 (23)	Housing	Estimated 576 dwellings	
MG 6 (5)	Educational facilities	New primary and nursery school	1.00
MG 7 (4)	Community facilities		Up to 0.20
MG 25 (10)	POS allocations		1.00

3. The non-housing allocations have the effect of reducing the area of the site available for housing to approximately 20 hectares (50 acres).
4. At a notional density of 30 dwellings per hectare (12 dwellings per acre), the site capacity would be approximately 600 dwellings. The Council's estimate of 576 units appears, therefore, both prudent and achievable.
5. There is potential to extend elements of the mixed-use development onto adjacent land to the south-west of the allocated site, which is also in the ownership of the Welsh Ministers. This adjacent land is already developed, being occupied by an existing complex of farm buildings. It is proposed to be designated as part of an extensive green wedge under Policy MG 18 (MAC 05). The Welsh Government considers that this area of land does not meet the criteria for green wedge designation as set out in section 4.8 of *Planning Policy Wales Edition 9* (SD104) and paragraphs 3.4 and 7.2 of the *Green Wedge Background Paper* (SD40) and has made separate representations to this effect.

**What is the current status of the land?**

6. The site forms part of larger area of land in the freehold ownership of the Welsh Ministers.
7. The majority of the site is let on a farm business tenancy.

8. There are no legal impediments to the disposal of the land for residential development.

**Would the allocation contribute towards the Plan’s aims, objectives and overall spatial strategy?**

9. Yes: the allocation will contribute to the Council’s LDP vision, objectives and spatial strategy.

10. The LDP strategy is based on four key elements, the first of which is “Development in the South East Zone”, which includes Penarth. This zone is recognised as accommodating the majority of the Vale’s population and benefitting from a wide range of services and facilities. Penarth is identified as one of only three “Service Centre Settlements”, being those settlements characterised by significant residential populations, good public transport, local employment opportunities, established town centres and a wide range of educational and community services and facilities. These centres are intended to act as focal points for growth in the Vale of Glamorgan.

11. The allocation will help meet the Vale’s requirement for 9,460 new homes in the plan period (2011-2026), including the need for up to 3,252 affordable houses Policies SP 3 and SP 4). As the allocated site is in the ownership of the Welsh Ministers, it is confidently expected that it will play a full part in meeting these needs in a timely fashion and with due regard to sustainability, high quality design and appropriate environmental protection.

**Are there any significant constraints/barriers that would impact upon delivery or associated problems that would make the allocation of the site unacceptable?**

12. No: the site is relatively free of environmental constraints; none are identified on the LDP Constraints Map.

13. The allocation of the site is appropriate in that it:

- is located in a Service Centre Settlement in the South East Zone, thus complying with the LDP strategy;
- is not located in a statutorily designated area or in the Heritage Coast;
- does not contain any features that have been statutorily designated for their inherent significance such as ancient monuments, listed buildings, historic landscapes, sites of special scientific interest, etc;
- is not located in flood zones C1 or C2;
- is not located in the aviation safeguarding zone;
- has a “low” probability of best and most versatile agricultural land (grades 1, 2 and 3A);
- lies adjacent to a well-established residential area and will not lead to coalescence between settlements; and
- is allocated for a mixed-use development that will include a school and community facilities.

14. It is acknowledged that the site contains areas requiring detailed geotechnical investigation (a former quarry, spoil heap, etc). These are not considered insuperable impediments to allocation – the residential area to the north at Cosmeston Drive was

developed on a former cement and lime works – and development will provide an opportunity for full investigation and local remediation or ground treatment where required.

15. The impact of traffic from the development on the highway network will be the subject of a transport assessment, the parameters of which have been agreed with the Vale of Glamorgan Council's Highways Department. The TA will also consider accessibility by non-car modes and develop a sustainable transport strategy as well as identifying measures to mitigate unacceptably adverse impact.

### **What are the timescales proposed?**

16. The Welsh Government has commissioned consultants to undertake a full suite of surveys and appraisals necessary to support a competent application for outline planning permission. This work will include the preparation of a master plan and design and access statement, including proposals for a sustainable, high quality development.
17. The overall timescale for the surveys is driven by the need to complete a full twelve-month ecology survey on the site. These surveys commenced in December 2016 (wintering birds survey) and will continue throughout 2017.
18. The Welsh Government proposes to submit an application for outline planning permission on the site in the first half of 2018 and, on that basis, would expect to receive a determination from the Vale of Glamorgan Council before the end of 2018.
19. The Welsh Government would seek to dispose of the land on the open market in 2019.
20. On this timescale, the site could be substantially developed within the LDP plan period (to 2026).

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4 January 2017

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