

# Planning Statement

Land North of the Railway Line, Rhoose

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Persimmon Homes East Wales Ltd

May 2022

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# Planning Statement

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Land North of the Railway Line  
Rhoose

Prepared by Savills on behalf of Persimmon Homes East  
Wales Ltd



# 1. Introduction

## Introduction

- 1.1. This Planning Statement has been prepared in support of an application for full planning permission submitted on behalf of Persimmon Homes East Wales Ltd (hereafter referred to as 'the applicant') for residential development of 256 homes and supporting infrastructure on Land North of the Railway Line, Rhoose. The description of development is as follows:

*“Erection of new homes, open space, landscaping, access roads and paths and associated infrastructure”*

- 1.2. Documentation submitted as part of this application shows that the site can deliver 256 homes (with a mix of sizes, types and tenures) alongside a package of green and blue infrastructure, internal roads, and informal and formal public open space.
- 1.3. The land forms the eastern part of the “Land North of the Railway Line, Rhoose” site which is allocated for housing through Policy MG22 (Housing Allocations) of the Vale of Glamorgan Local Development Plan. A total of 347 homes have already been approved or delivered as part of the allocation across two areas (refs. 2014/00550/OUT, 2015/01070/RES, and 2015/01072/RES). If approved the proposals will therefore complete the delivery of the site and make an important contribution to the supply of new homes in a sustainable location that is allocated for housing in the adopted local development plan.
- 1.4. Outline planning permission has previously been granted (ref. 2010/00686/EAO) for residential development on the site (and was followed by the approval of reserved matters (refs. 2014/00344/RES and 2014/00639/RES). These permissions have not been implemented but reinforce the LDP's clear signal that the principle of development is acceptable in this location and will meet recognised requirements and needs. .

### **Planning Statement Structure and Application Documentation**

- 1.5. The purpose of this Planning Statement is to assess the proposals against relevant local and national planning policy and guidance and other material considerations. It describes the application proposals, the context and history of the site, reviews the national and local planning policy which is relevant to the determination of the planning application and provides a detailed analysis of the planning considerations. It concludes with an overview of the key issues and provides a summary and recommendation for the Council to consider.
- 1.6. The Statement is structured as follows:
- Section 2: Site, Surroundings and Planning History;
  - Section 3: Development Proposals;
  - Section 4: Planning Policy Context;
  - Section 5: Planning Assessment
  - Section 6: Summary and Conclusions
- 1.7. In addition to this Statement and the detailed plans showing the proposals, the planning application is supported by a suite of technical studies, the scope of which follows the LPA's validation checklist and pre-application advice. These documents should be considered with this Statement to provide a comprehensive understanding of the site and the application and the benefits that the proposed development will deliver.

### **Environmental Impact Assessment (EIA) and Pre-Application Consultation (PAC)**

- 1.8. The size of the proposed development means that the need for formal Environmental Impact Assessment (or EIA) needs to be considered. Earlier this year, the Applicant asked for an EIA Screening Opinion from the Vale of Glamorgan Council and in a decision taken in April the Council confirmed that EIA would not be required for the proposed scheme.

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- 1.9. PAC is a statutory obligation in Wales where application documents are made available to the public and consultees to comment on for 28 days prior to the formal submission of the planning application. The proposals are currently subject to PAC in accordance with the statutory requirements. A PAC Report will be provided as part of the planning application.

## 2. Site Overview

### Site Location

- 2.1. The application site forms the eastern part of the “Land North of the Railway Line, Rhoose” site which is allocated for 700 homes, a primary school, and public open space by Policy MG22 (Housing Allocations) of the Vale of Glamorgan Local Development Plan.
- 2.2. A total of 347 homes have already been approved or delivered as part of the allocation, alongside the primary school and substantial areas of public open space, green infrastructure, and blue infrastructure. These have been delivered through an outline application (ref. 2014/00550/OUT) and two subsequent reserved matters approvals (refs. 2015/01070/RES, and 2015/01072/RES). The application site forms the eastern part of the allocation.
- 2.3. The site is located to the east of the existing settlement of Rhoose and is within 1km of a range of facilities including primary schools, secondary school, a foodstore, railway station, bus stops, and places of worship.
- 2.4. The site is bounded to the north and west by recently completed housing, to the south by the railway line (with further housing to the south), and to the east by a road known as Pentir-Y-De.

### Site Description

- 2.5. With a total area of 13.5ha, the application site consists of four inter-connected fields separated from each other by hedgerows containing dispersed trees. The fields consist of arable and semi-improved grassland. Topographically, the site is gently rolling with a steeper decline at its southern end. There is an existing access to the site via Pentir Y De runs which along the eastern boundary. A footpath (a PROW) runs along the site’s western boundary, connecting to Greenmeadow Way in the north and Tern Echni in the south.
- 2.6. Outline planning permission has previously been granted (ref. 2010/00686/EAO) for residential development on the site (and was followed by the approval of reserved matters refs. 2014/00344/RES and 2014/00639/RES).

### Designations

- 2.7. There are no watercourses either on or immediately adjacent to the site. The application is entirely within Flood Zone A according to the Development Advice Maps and considered to be at little or no risk of fluvial or coastal flooding. The emerging Flood Maps for Planning (which are due to come into effect in June 2023) show the site as being within Flood Zone 1.
- 2.8. The application site is not covered by any statutory ecological designations with the nearest statutory site (the Cliffwood-Golden Stairs Site of Special Scientific Interest) being approximately 1.5km away from the site and the nearest locally designated site (Rhoose Point) being 340m from the site.
- 2.9. The site is not subject to any statutory or non-statutory landscape designations.
- 2.10. There are no conservation areas, scheduled ancient monuments or listed buildings within the site boundary. The nearest Scheduled Ancient Monument (The Bulwarks Camp) is approximately 600m to the east with the nearest Conservation Area (Rhoose) and listed building (Lower Farm Cottage with Attached Garden Wall) approximately 400m to the west.

## 3. Development Proposals

### Introduction

- 3.1 Planning permission is sought for development with the following description:

*“Erection of new homes, open space, landscaping, access roads and paths and associated infrastructure”*

- 3.2 The application is submitted in full and includes details of the new homes, how they will be laid out along a series of streets and lanes and the green spaces and landscape they will sit within.

### Housing

- 3.3 Planning permission is sought for a total of 256 homes with mix of terrace, semi-detached, and detached houses. The proposals will include affordable homes with the type of accommodation, overall percentage, and tenure to be considered during the determination of the planning application.
- 3.4 A total of 22 different house types are proposed to be delivered across the site, ensuring that there is a variety to the built form. Individual plans are provided showing each housetype whilst a series of streetscenes are submitted.
- 3.5 Properties will be constructed from a mix of white render, bed brick, buff brick façades, and grey, red and brown roof tiles whilst incorporating black metal railing, short brick walls, and formal hedgerows. These materials match and are in keeping with the materials used in recent neighbouring development and elsewhere in Rhoose.
- 3.6 The development pattern provides a coherent framework that identifies key views and vistas and responds with landmark buildings and features. Together with a series of nodal points which are incorporated throughout the site, these will make the scheme easy to navigate through, add quality and create additional spaces for community interaction.

### Access and Highways

- 3.7 The proposal is for the site to be accessed from a new access point created from Pentir-Y-De in a location broadly similar to the existing field access into the site. The new access has been designed as a priority junction with a right turn ghost island and achieves the necessary visibility splays.
- 3.8 A primary spine road is shown running east-west through the site from the site's access from Pentir-Y-De towards Phase 2 of the wider site. The spine road has been designed to accommodate a bus and runs to the site's western boundary.
- 3.9 A secondary route forming a loop runs from the spine road and connects to a series of tertiary streets with individual private drives off them. The road hierarchy is appropriate for this size of development and is aimed at creating more people focused streets, improving pedestrian movement, reducing the dominance of the car, and encouraging natural surveillance.
- 3.10 As part of the development, it is proposed to provide pedestrian footways on both side of the carriageway throughout the site, which will connect to the existing pedestrian footway located along the western side of Pentir Y De. In addition to the footways adjacent to the access (leading to Pentir Y De), it is proposed to improve the existing Public Right of Way which leads to Trem Echni (to the south of the site), Greenmeadow Way (at the north-western corner of the site) and onto Rhoose Way.

### Ecological Mitigation

- 3.11 A preliminary Ecological Assessment prepared by TerrAqua accompanies the submission. It confirms that the features of the highest ecological value are the hedgerows that cross and surround the site with the fields (which comprise of arable and semi-improved grassland) being of limited ecological value. The proposals incorporate the retention of the most valuable hedgerows and the and the translocation and improvement of those which are not retained. The proposals also incorporate the formation of a 0.5ha planted ecological buffer around the site's eastern and southern boundaries and 1.35ha of species rich grassland. Other new green spaces are also proposed including a new community orchard.



### Public Open Space

- 3.12 The proposals incorporate the provision of 2.46ha of public open space, equating to approximately 18% of the total site area.
- 3.13 The most prominent of this is a sports pitch which is to be located within the southwest corner of the site, serving both the proposed development and the new development to the west. A pavilion, providing changing facilities, is proposed next to the sports pitch.
- 3.14 As well as a series of informal areas of green space and Local Areas of Play (LAP) that are dispersed throughout the site, the proposals incorporate the provision of a Locally Equipped Area of Play (LEAP) adjacent to the sports pitch in the southwestern portion of the site.
- 3.15 An undeveloped corridor around the site's southern and eastern boundaries of the site is proposed and will sit as part of a wider green and landscaped context.

### Drainage

- 3.16 A Drainage Strategy prepared by Phoenix Design accompanies this planning application. It reports that testing shows that infiltration on the site is not possible, and proposes that after capture and retention surface water will drain into the former quarry to the south of the site (and then into the sea). A series of SuDS features are incorporated into the proposals including the use of permeable paving, rain gardens, interception basins and swales. Where possible, rainwater harvesting through rainwater butts is proposed as well.

## 4. Planning Policy Context & Relevant Material Considerations

### Introduction

- 4.1 This section of the statement reviews the most relevant national and local planning policy context for the site and proposed development. It identifies the planning and land use documents which have informed and guided the proposed development from the outset and against which it will be assessed.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan comprises of Future Wales: The National Plan 2040 and the Vale of Glamorgan Local Development Plan 2011-2026 (LDP).
- 4.3 Whilst not having development plan status, Edition 11 of Planning Policy Wales (PPW) also needs to be considered. Technical Advice Notes (TANs) support PPW and add further detailed guidance on a range of issues which may affect development.

### Future Wales: The National Plan 2040

- 4.4 The Welsh Government has formally adopted Future Wales: The National Plan 2040 (Future Wales). Future Wales outlines the Welsh Government's strategies for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, delivering growth in the right areas, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of communities. Unlike its predecessor, the Wales Spatial Plan, which was in place when the previous outline application and subsequent reserved matters applications were determined, Future Wales now forms part of the statutory development plan. Future Wales sub-divides Wales into four regions with the application site located within the South East Wales region. A total of 36 policies are contained within Future Wales of which 19 are thematic and the remainder relate to the four regions.

4.5 The following themes and policies are most relevant to the determination of this planning application.

*Location and Shape of Growth*

4.6 Policy 1: Where will Wales Grow identifies a series of National and Regional Growth Areas within which new development is generally to be focussed. One of these National Growth Areas covers Cardiff, Newport, and the Valleys and includes the Vale of Glamorgan and Rhoose.

4.7 Policy 2: Shaping Urban Growth and Regeneration states that growth and regeneration of towns and cities should positively contribute towards building sustainable places that support active and healthy lives, with urban neighbourhoods that are compact and walkable, organised around mixed-use centres and public transport, and integrated with green infrastructure. It then goes on to identify seven key principles for placemaking:

- creating a rich mix of uses;
- providing a variety of housing types and tenures;
- building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other;
- increasing population density, with development built at urban densities that can support public transport and local facilities;
- establishing a permeable network of streets, with a hierarchy that informs the nature of development;
- promoting a plot-based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders; and
- integrating green infrastructure, informed by the planning authority's Green Infrastructure Assessment.

- 4.8 Policy 33: National Growth Area – Cardiff, Newport and the Valleys – this policy provides more information about aspirations for growth within this newly designated National Growth Area. The policy confirms that Rhose is included within the National Growth Area.

### *Affordable Homes*

- 4.9 Policy 7: Delivering Affordable Homes sets out the estimated housing need over the next 20 years. The housing need estimates also indicate that the provision of affordable homes should become a key focus for housing delivery. It is estimated over the next five years (2019-20 – 2023-24), under the central estimate, that on average the estimated annual additional homes are split almost equally between affordable housing (social housing or intermediate rent) and market housing.

### *Biodiversity and Green Infrastructure*

- 4.10 Policy 9: Resilient Ecological Networks and Green Infrastructure seeks to ensure the enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure. This should be achieved by identifying areas to be safeguarded, opportunities for the maximising the value of existing green infrastructure and introducing new green infrastructure. Where possible, existing designated or high value sites should be connected through green infrastructure improvements.

### *Connectivity*

- 4.11 Policy 11: National Connectivity sets out the aspiration of the Welsh Government to support and invest in improving national connectivity. The priorities are to encourage longer-distance trips to be made by public transport, while also making longer journeys possible by electric vehicles. The Welsh Government will work with Transport for Wales, local authorities, operators and partners to support the delivery of the following measures to improve national connectivity:
- Rail Network – Transform the rail network and improve the quality of rail services for passengers.
  - Bus Network – Invest in the development of the national bus network, fully integrated with regional and local bus networks, to increase modal share of bus travel and improve access by bus to a wider range of trip destinations.

- Strategic Road Network – Invest in road improvements to reduce journey times, deliver a safer and more resilient road network, and improve air and noise quality. Create a network of rapid charging points to enable longer distance travel by electric vehicles throughout Wales.
- National Cycle Network - Revitalise the National Cycle Network to create a network of traffic free paths connecting cities, towns and countryside across Wales.

4.12 Policy 12: Regional Connectivity encourages a modal shift away from the private car by incorporating measures that encourage active travel and the use of public transport. 20 miles per hour is identified as the default speed limits for most streets.

4.13 Policy 36: South East Metro policy offers support for the development of a metro within the South East Wales region. Local Development Plans and the Strategic Development Plan are also encouraged to do the same. Local planning authorities are encouraged to support development close to metro hubs that is higher density, mixed use, and car-free. Throughout the document there is reference to the role railway stations can play as community hubs. Land is reserved outside of the site boundary for consideration by Welsh Government for a metro station.

### **Vale of Glamorgan Local Development Plan 2011-2026 (LDP)**

4.14 The Local Development Plan (LDP) was adopted in 2017 and covers the period between 2011 and 2026. The LDP consists of a Written Statement and Proposals Map. It guides the future development of the area, providing a clear vision which sets out where, when and how new development can take place over the plan period. The LDP sets out the vision, objectives and strategy to achieve this.

4.15 Most importantly for the proposals, the LDP, under Policy MG22 (Housing Allocations) allocates the “Land North of the Railway Line, Rhoose” site, which has a total area of 25.82ha, for 700 homes. The allocation extends across the whole of the site and includes a new primary school (through Policy MG6 and delivered to the west) whilst Policy MG28 states that the allocation is to deliver 3.6ha of public open space.

4.16 The following policies are relevant to the determination of the planning application:

- Policy SP1: Delivering the Strategy
- Policy SP3: Residential Requirement

- Policy SP4: Affordable Housing Provision
- Policy SP7: Transportation
- Policy MG1: Housing Supply in the Vale of Glamorgan
- Policy MG2: Housing Allocations
- Policy MG4: Affordable Housing
- Policy MG19: Sites and Species of European Importance
- Policy MG20: Nationally Protected Sites and Species
- Policy MD1: Location of New Development
- Policy MD2: Design of New Development
- Policy MD3: Provision of Open Space
- Policy MD4: Community Infrastructure and Planning
- Policy MD5: Development within Settlement Boundaries
- Policy MD6: Housing Densities
- Policy MD7: Environmental Protection
- Policy MD8: Historic Environment
- Policy MD9: Promoting Biodiversity

4.17 The Vale of Glamorgan Council has committed to the preparation of a Replacement LDP but, due to infancy (a Call for Sites is yet to take place) it cannot be given any weight in the determination of this planning application.

### **Material Considerations**

4.18 There are a number of documents that constitute material considerations in the determination of this application. Commentary on these documents is made where appropriate within this Statement, and the wider planning application documentation.

### *Planning Policy Wales 11*

4.19 PPW (Edition 11), which was adopted in February 2021,

4.20 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of

Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015. The key planning principles set out in this document are:

- Growing the economy in a sustainable manner
- Making the best use of resources
- Facilitating accessible and healthy environments
- Explaining and delivering the potential of placemaking
- Creating and sustaining communities
- Maximising environment protection and limiting environment impact

### *Technical Advice Notes (TANs)*

4.21 PPW11 is supported by a range of Technical Advices Notes (TANs) The TANs provide supplementary policy principles and add more detailed content on how a range of issues might affect the development potential of the site. The following TANs are considered relevant to the proposals:

- TAN 2: Planning and Affordable Housing (2006)
- TAN 5: Nature Conservation and Planning (2009)
- TAN 11: Noise (1997)
- TAN 12: Design (2016)
- TAN 15: Development, Flooding and Coastal Erosion (2004)
- TAN 16: Sport, Recreation and Open Space (2009)
- TAN 18: Transport (2007)
- TAN 20: Planning and the Welsh Language (2017)
- TAN 23: Economic Development (2014)
- TAN 24: Historic Environment (2017)

## 5. Planning Assessment

### Introduction

5.1 This section of the Planning Statement outlines the planning considerations relevant to the determination of this outline application. It is split into two sub-sections as follows:

- 1) the principle of development; and
- 2) compliance with development management policies and technical acceptability.

### The Principle of Development

5.2 The principle of development is firmly established by the application site's status within the LDP. The application site is part of the wider "Land North of the Railway Line, Rhoose" site which is allocated for new residential development under Policy MG22 (Housing Allocations) of the Vale of Glamorgan Local Development Plan. With much of the allocation having now been delivered, these proposals will see the site fully completed. The proposals will provide the new homes that the adopted LDP asks for and will do so in accordance with the expectations and requirements for the site as set out in the LDP.

5.3 The site's status in the LDP indicates that the site is in a location where growth is expected, desirable and deliverable and will meet the aspirations set out within PPW and the development plan. The site's housing allocation in the LDP (and the work behind it) together with experience on completed development to the west, is clear evidence of the overall acceptability of the proposals set out in this application. Those proposals will also help to meet requirements and needs and follow the Plan's spatial strategy: in considering the allocation of the site, the LDP Inspector gave considerable weight to the need to deliver homes in such a sustainable location.

5.4 For these reasons, the application has clear and substantial in principle support from planning guidance and policy at all levels. The proposals also perform well against the social, economic and environmental tests of sustainability as set out in the table below:



<b>Economic</b>	Increased population arising from the development would increase spending in the local economy contributing to building a strong and competitive economy and supporting growth.
	The development would result in direct construction jobs and indirect supply chain jobs.
	The sale of new homes would also assist in boosting the local economy contributing to supporting economic growth.
<b>Social</b>	The development would support strong and vibrant communities by ensuring that a mix of high-quality new homes are provided, including affordable homes to meet the needs of present and future generations.
	A well-designed and safe built environment is proposed, underpinned by robust planning conditions and obligations to embed design quality into every stage of the development process.
	Open spaces, green infrastructure and play spaces that support the community's health, social and cultural wellbeing.
<b>Environmental</b>	Extensive high quality landscaping will provide ecological and landscape mitigation and enhancement.
	No significant effects arising on the historic environment are anticipated, and will be subject to reasonable planning conditions.
	Overall improvement in the drainage of the site by inclusion of appropriate drainage mechanisms and surface water management.

- 5.5 For these reasons and because the application will result in the delivery of housing on a site that is a strategic housing allocation within the LDP, there is a presumption in favour of the proposal. The proposals will address a housing shortage, meet modern planning objectives, and make the best and most effective use of a clearly sustainable site.

### Compliance with Development Management Policies

- 5.6 The application proposals also perform very well against the adopted LDP's development management policies, and (where relevant) national policy and guidance. To reinforce general messages about technical and environmental acceptable and development quality, the main topics are summarised in the table below:

Element	Policies	Performance and Compliance
Ecology	LDP: MG19, MG20, and MD9	<p>A Preliminary Ecological Appraisal prepared by TerraAqua accompanies this submission. This included habitat work to assess the general ecological value of the land contained within the boundaries of the site and to identify the main habitats and associated plant species and fauna. In addition, a suite of targeted protected species surveys were completed.</p> <p>The Ecological Appraisal reports that the majority of the site consists of arable and semi-improved grassland which is of limited ecological value with the elements of the site of highest ecological value being the hedgerows that cross and surround the site.</p> <p>The proposals will change the condition of the site and whilst much of this change will take place on land with limited value, a network of new or improved green infrastructure is built into the scheme. This has been informed by a mitigation strategy document which concludes that the proposals have the potential to be both acceptable and deliver a biodiversity net benefit.</p>
Landscape	LDP: SP10	<p>The application site is not subject to any statutory or non-statutory landscape designations. The allocation for housing anticipates and accepts change here (as part of a wider site) and the proposals reflect that allocation and the assessment work behind it. The development of housing to the west of the site as part of the wider allocation also show that the landscape can accommodate new development in this location.</p>
Flood Risk/Drainage	LDP: MD1	<p>The entirety of the application site is within Flood Zone A in the existing Development Advice Maps and within Flood Zone 1 within the emerging Flood Map for Wales. In accordance with TAN15 (both the current and draft versions), housing is an entirely acceptable land use within these flood risk zones.</p> <p>The Drainage Strategy prepared by Phoenix Design confirms that the proposed drainage strategy (of on site management and outfall into a quarry to the south and discharge into the sea) mirrors that used for neighbouring development as well as that permitted as part of the previous permission on the site. A series of SuDS features are</p>

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Element	Policies	Performance and Compliance
		incorporated into the proposals and built into the site's design. This approach is in accordance with the drainage hierarchy given that infiltration is not possible due to existing ground conditions.
Design	LDP: MD2, MD3, and MD6	The Design and Access Statement prepared by The Urbanists provides design detail with regards to the design approach. The proposed design delivers the potential of placemaking. It includes a range of different house types and densities, an extensive package of green and blue infrastructure, connectivity to existing active travel links, the creation of functional and usable public open space, and the management and enhancement of areas of ecological value. A high quality environment will be created that is an attractive and desirable place for people to live.
Transport	LDP: SP7 and MD1	<p>A Transport Assessment prepared by Lime Transport is included within this submission.</p> <p>The Transport Assessment demonstrates that the site is in a sustainable location, close to existing services, means of public transport, and the active travel network.</p> <p>An access strategy is proposed for the site that proposes a new vehicular access with a hierarchy of roads and series of pedestrian links to adjoining developments. These have been demonstrated as being technically acceptable and will improve the development's legibility.</p> <p>The Transport Assessment also calculates the number of trips associated that would be associated with the proposed and considers their impact on the local highways network and nearby junctions. The conclusion is reached that there is sufficient capacity within the local highways network to accommodate an additional 256 homes.</p> <p>Further, these proposals in combination with the new homes constructed to the west, will deliver a lower overall amount of development than was assessed and considered acceptable when the LDP was adopted.</p>

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Element	Policies	Performance and Compliance
Noise	LDP: MD7	<p>In the considerations of application ref. 2014/00550/OUT, it was concluded that there were no restrictions on the development of housing across the site subject to the use of planning conditions requiring the submission of a noise map and details of any mitigation measures required.</p> <p>The noise environment for this part of the site is the same as for the land immediately to the west and accordingly it is considered that the same approach of using conditions with regards to noise is acceptable.</p>

## 6. Summary & Conclusions

- 6.1 This Planning Statement has been prepared by Savills on behalf of Persimmon Homes (East Wales) Ltd in support of an application for full planning permission for 256 homes. The development e would see the completion of the wider “Land North of the Railway Line, Rhoose” site which is allocated for housing in the adopted Local Development Plan. Rhoose also lies in one of Future Wales National Growth Areas.
- 6.2 The Planning Statement, alongside the plans, reports and survey documentation that accompanies the application, demonstrates that the proposals are technically sound and that the site can be delivered in a way which responds positively to conditions and opportunities. Detailed investigations and assessments together with design and drainage strategies explain how this conclusion is reached.
- 6.3 In this way the proposals are clearly sustainable development and meet Wales’ well being goals. The Design and Access Statement shows how the site will deliver the potential of placemaking by creating a high quality scheme which includes a range of new homes , an extensive package of green and blue infrastructure, connectivity to existing active travel links, a new the network of functional and usable public open space, and the management and enhancement of areas of ecological value.
- 6.4 For all these reasons, the development proposals – and the work that supports them - are consistent with the relevant policies of the development plans. They build on the allocation in the LDP to show how a scheme can be developed in a way which is technically and environmentally acceptable and captures the site’s potential to deliver a series of clear and measurable benefits. The combination of policy support, site assessment and scheme performance means that planning permission can be granted quickly and confidently to allow the delivery and completion of this important allocated site.