



**Nathaniel Lichfield  
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Planning. Design. Economics.

**Land to Rear of St Davids CIW  
Primary School, Colwinston**

**Vale of Glamorgan LDP Examination**

Hearing Session 22 - Alternative Sites

Redrow Homes

22 March 2016

31083/02/GW/LC

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1.0 **Hearing Session – Question 3**

**Site Name/Reference?**

1.1 Land to the rear of St David's C/W Primary School, Colwinston - ASA13

1.2 The alternative site refers to an extension of the draft allocation MG2(38). The site is located to the east of proposed allocation MG2(38) which lies to the east of an existing primary school within the village of Colwinston.

1.3 A site location plan is provided at Appendix 1.

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

1.4 The site is greenfield land that is currently used for the grazing of horses.

1.5 Redrow Homes have an Option Agreement in place for the site.

1.6 The site adjoins draft allocation MG2(38) to the west. Redrow Homes secured full planning permission (LPA Ref: 2014/00242/FUL) in June 2015 for the development of 64 residential dwellings, open space, sustainable urban drainage, vehicular and pedestrian accesses, landscaping and related infrastructure and engineering works on the adjacent draft allocated land. Construction activity is currently underway to implement that planning permission.

**What is the proposed use of the site?**

1.7 The proposed use of the site is residential development.

1.8 The development could also deliver land for a small commercial unit/community shop.

**What is the size of the site and what scale/numbers of units are proposed?**

1.9 The site in its entirety measures 5.3ha, albeit Redrow Homes would only be seeking to develop approximately 2.5ha within the plan period and consider that the site has capacity to accommodate 50 residential units, together with provision of public open space and a substantial element of landscaping

1.10 This would allow for a logical extension to the proposed allocation and to the village of Colwinston itself. Additionally, it would provide the opportunity to incorporate a high level of public open space and landscaping proposals to ensure that a sympathetic form of development is provided, while still addressing market and affordable housing need within the Vale of Glamorgan and in particular, the rural Vale.

- 1.11 However, should it be deemed that the level of housing need and affordable housing need within the Vale of Glamorgan is higher than previously recognised, the site is capable of responding to accommodate a higher number of residential units.

### **Why is the plan unsound without the alternative site?**

- 1.12 NLP, on behalf of Redrow Homes, has previously detailed within hearing statements and at the examination hearing sessions the deficiencies of the Council's housing requirement figure for the plan period. Significant concern has also been expressed by NLP and the wider development industry regarding the assumed supply of sites to meet the identified housing need within the Vale of Glamorgan.
- 1.13 It is not intended to repeat these arguments here which can be summarised as follows:
- 1 Future household formation rates have been underestimated by the Vale of Glamorgan Council;
  - 2 Concerns about the assessment of housing need, and the resultant housing requirement figure – this relates particularly to the Council's failure to adequately explain the reduction in the housing requirement figure from 9,950 to 9,500 and to the inadequacy of its explanation regarding the uplift that it has applied in response to the identified level of affordable housing need.
  - 3 Concerns about the assumptions made by the Council in respect of the future supply of sites, particularly windfall sites.
- 1.14 Consequently, NLP believe that there is a need for more housing, above and beyond, that provided in the Local Development Plan (LDP) to be delivered to ensure that the Plan is sound. The implication of this is that additional sites are required to ensure that the need can be met in full.

### **How would the inclusion of the alternative site ensure the plan is sound?**

- 1.15 The site provides the opportunity to deliver approximately 50 residential units during the plan period to help address the shortfall in housing and affordable housing that is being promoted in the LDP. Furthermore, a higher level of residential development could be promoted should it be deemed appropriate or necessary.
- 1.16 Currently, the majority of housing to be allocated across the western rural Vale is concentrated within Cowbridge. In addition to the housing already committed at Cowbridge, NLP consider that there is a need to further increase provision. This includes the need to provide additional housing within minor rural settlements; this site is capable and suitable for such development.

- 1.17 Colwinston has already been recognised by the LPA through its Sustainable Settlements Appraisal Review 2013 as being one of the most sustainable rural settlements within the authority area. This led to the original draft allocation of MG2(38) and subsequently approval of planning permission for the development on that site. The current site provides a logical extension to the adjacent development.

### **Are there any significant obstacles to the development of the site within the plan period?**

- 1.18 There are no significant obstacles to the delivery of the site within the plan period.
- 1.19 Site ownership would not impede or prevent development, with Redrow Homes already having an Option Agreement in place with the landowner.
- 1.20 Highways access to the site is achievable with Redrow's development of the adjacent site having been designed to accommodate access to this alternative site.
- 1.21 The site is located within Flood Zone A and therefore has a low risk of flooding and accordingly is appropriate for all development types.
- 1.22 There are no statutory designated sites of nature conservation interest within the application site, with the nearest statutory designated site (Clemstone Meadows, Wick SSSI) being located approximately 2.5km to the south-west of the site. In addition, there are no non-statutory sites of nature conservation interest within the application site, with the nearest non-statutory designation (Ty Draw SINC and Ancient Woodland) located approximately 0.5km to the south west of the application site and separated by existing built development and agricultural land.
- 1.23 The site is not located within an area of special landscape designation, while the site is visually well contained being surrounded on three sides by existing residential development and would be viewed in the context of Redrow's development on the adjacent site. The gentle terrain of the site and level of housing being promoted offer the opportunity to provide appropriate areas of landscaping to mitigate any potential visual impacts to the east.
- 1.24 There are a few mature trees on the site, however, these could be retained in situ and incorporated within any future landscaping strategy.
- 1.25 The application site contains no designated or undesignated heritage assets and the site is not located in close proximity to any listed buildings.
- 1.26 The site is also not located in a designated conservation area, although Colwinston Conservation Area lies immediately beyond the southern boundary of the site. However, any development of the site could be sensitively designed to preserve the character of the Conservation Area.

- 1.27 Colwinston is considered to be amongst the most sustainable of the smaller settlements within the rural Vale. The village already contains a primary school, a local community centre/village hall and a public house. Furthermore, land can be provided on the site for the delivery of a small commercial unit/community shop to further improve access to facilities for the residents of the village. While the development could also provide a critical mass of population to further support the viability of existing village services.
- 1.28 In summary, there are no physical or commercial constraints on the delivery of this site within the plan period.

### **What are the anticipated timescales for delivery?**

- 1.29 The site is related to a draft allocation that has planning permission and which Redrow Homes are currently progressing. As such, should the alternative site be allocated, Redrow Homes would seek to deliver the site as soon as practically possible to allow development to directly follow on from the existing development.
- 1.30 Given Redrow Home's commitment to the development it is anticipated that work could commence on site within 18 months of the site being allocated.

### **Has the Alternative Site been subject to Sustainability Appraisal/Strategic Environmental Assessment and Habitats Regulations Assessment where relevant? What was the outcome of such processes?**

- 1.31 No Comments.

# Appendix 1



78.3m

Cattle Grid

Windslesham House

Waterton Lodge

Heol-fawr

Hazlemere

The Hollies

Penlon

Hendre

Maes-y-Bryn

# Colwinston (Tregolwyn)

Heol I

H PARK

Forge Cottage

Trewhig

Bradgate

Glyndale

Ashcroft

Rookleigh

Springfield

Yewtree Gardens

Yewtree House

Village House

The Sages

YEW TREE CLOSE

THE DUFFIN HOUSE

Pant y Belli

Lower House Farm

Amancay

Isis

Enzon

Church

64.3m

Enzon

Kin House

Glan Ynys

Chapel Cottage

Yewtree Cottage

64.0m

GP

LB

64.6m

Church Farm

Brynkford

Valeride

Ridgeway

Village Farm House

TY GWYN

Kalanda

Hedd Fan

TY NEWYDD

Kin House

Glan Ynys

Chapel Cottage

Yewtree Cottage

64.0m

GP

LB

64.6m

Cat

Cymna House

Brynkford

Valeride

Ridgeway

Village Farm House

TY GWYN

Kalanda

Hedd Fan

TY NEWYDD

Kin House

Glan Ynys

Chapel Cottage

Yewtree Cottage

64.0m

GP

LB

64.6m

Cat

Church Farm

Brynkford

Valeride

Ridgeway

Village Farm House

TY GWYN

Kalanda

Hedd Fan

TY NEWYDD

Kin House

Glan Ynys

Chapel Cottage

Yewtree Cottage

64.0m

GP

LB

64.6m

Cat

Rosewood Lodge

Ashwood Lodge

Chapel Farm

Brynhyfod

The Ramblers



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