

Submission of Projects Form – National Development Framework

Name

Kathryn Williams

Contact details

[REDACTED]

Date

7 March 2017

Interest in site

Agent acting on behalf of Henley Camland (Promoter)

Details of landowners

Cofton (Wales) Ltd (in administration) and Westair (in administration)

Title of project

Land at Llanilid, Bridgend, CF35

Summary of project

The proposed development comprises the creation of a new 'garden town' comprising of employment land (44 ha) and up to circa 5,000 residential units, plus an opportunity for a major sport themed leisure destination. The scheme would also deliver associated neighbourhood centres (to include retail, community facilities and schools), and dedicated areas of public open space. The proposal would also require a new motorway junction off the M4 leading to the mixed use scheme.

Location of project (Please attach location map)

Land at Llanilid, Bridgend (refer to Appendix 1 for a location plan)

What consents are required?

An Environmental Impact Assessment (EIA) Screening Opinion would determine whether a Full Environmental Impact Assessment is required.

The intention is to submit a hybrid planning application to comprise the following:

- Full planning application for access to new M4 Motorway Junction and key arterial infrastructure e.g. North/ South and East/ West roads and sewers and access to A473 and Llanharran bypass.
- An accompanying Outline planning application for the mixed use proposals as previously described.

Future reserved matters applications would be made to secure approval for the following:

1. Appearance.
2. Landscaping.
3. Layout.
4. Scale.

Consents already granted relevant to project

Refer to Appendix 2 for the relevant planning history records for the project.

A planning application (reference 01/2815) was approved on 16th January 2004 which permitted the construction of a film studios complex including production and post production facilities, administration, core services, celebrity residences, parking, a film backlot, a golf course and club house and a film academy. Included within the application was a leisure complex including leisure attractions, themed retail outlets, restaurant/fast food counters, a multiplex cinema and parking. There were also associated developments comprising hotel and conference centre with a health spa, offices, business parks, warehousing, light industrial, hospital, budget hotel and petrol filling station. A new motorway junction, new roundabout on the A473 and pedestrian and cycle routes throughout the site were also permitted a part of the application.

The historic planning permission for the film studio and leisure complexes could not be delivered due to viability issues. This record (no.4 in table 1) is the most important part of the history to the subject site, as it establishes that the both the principle of the development is acceptable at the subject site, and that RCT and Welsh Government approved the concept of a new motorway junction.

Public engagement to date

None to date. There would be formal Pre-Application Consultation before submission due to the size of the project, as required by the Planning (Wales) Act 2015.

Has an environmental assessment been prepared? (No)

JLL has been advised that the site has been fully remediated and the former coal mining areas no longer pose any potential contamination or structural issues.

JLL has been informed by a third party engineers (Arup) that there has been extensive settlement monitoring undertaken which establishes that the backfilled land is now suitable for development.

Ecological surveys have been carried out in the early 2000's and Dormice are present on site. A mitigation strategy was agreed at the time however a full Ecological survey will be conducted and presented within the Environmental Impact Assessment of the site forming part of the future planning application documentation. The accompanying report will contain the requisite mitigation, protection and ongoing management proposals relating to the same.

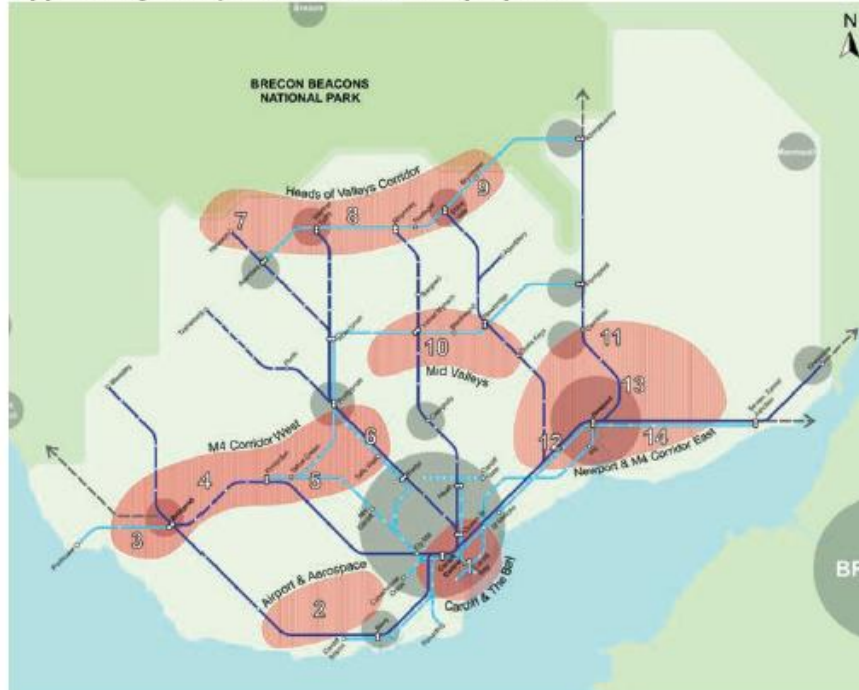
Are there any site designations or constraints affecting the site?

Cardiff Capital Region City Deal

This document was released on 16 December 2016 and sets out a broad vision for the Cardiff City Region focusing predominantly on skills and infrastructure, in particular the Metro. The Commission calls for multiple growth locations across south east Wales to promote economic development. Figure 1 below indicates the growth and opportunity areas within South East Wales. The site at Llanilid is earmarked as number 4 which demonstrates that the site is recognised as a strategic growth location for development.

Opportunity areas in South East Wales

Opportunity areas, corridors and Metro proposals



Source: Findings of a workshop of local authority economic development officers from the ten local authorities.

The Report states *“Work has already been undertaken in identifying key centres and corridors as core locations for growth, several of which have been proposed in evidence received. The approach taken in the Manchester City Region offers a model against which to benchmark action in the Cardiff Capital Region. The Strategic Development Plan will, wherever possible, focus activities on or around the transport hubs developed through the South East Wales Metro and other key connectivity corridors. The Commission notes that a basis for this exists in the collective work of officers from the ten local authorities, who identify broad corridors and areas of opportunity across the Cardiff Capital Region.”*

The subject site lies outside of the settlement boundary and the majority of it lies outside of a Strategic Site allocation. However, during the Examination, the Inspector took the decision to remove the subject site from the Deposit Plan, as there was a planning permission in place which established the principle of development for a range of uses (record no.6 in table 1). That permission was not implemented. A renewal application (reference 09/1346/15/) was lodged and remains undetermined, which procedurally means that this permission is still ‘live’, but cannot be implemented unless the renewal application is approved and the section 106 signed.

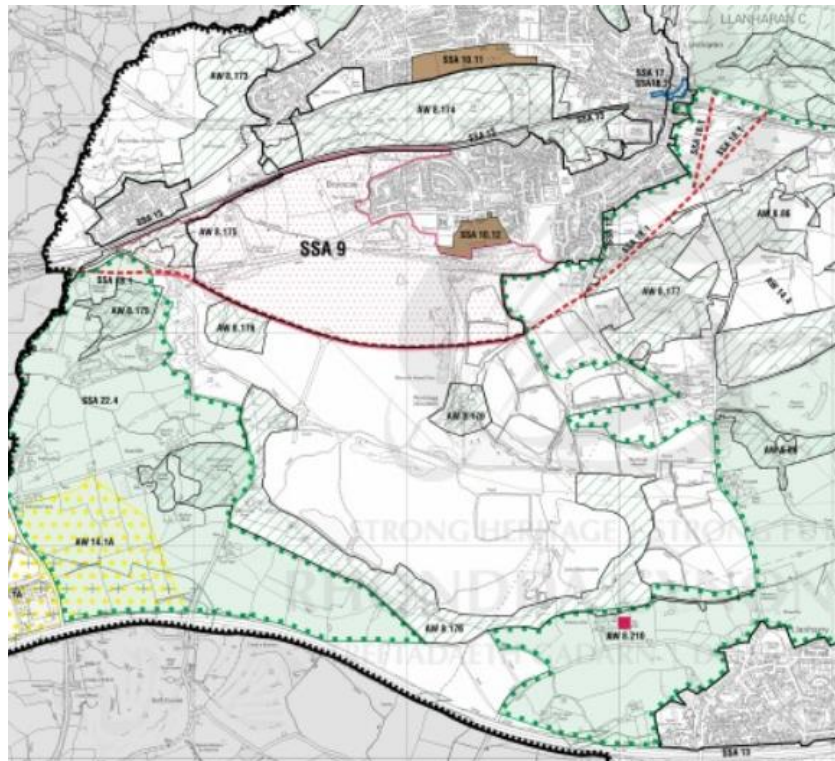
The overall subject site holds no designations on the Rhondda Cynon Taff Local Development Plan (LDP) Proposals Map; however it has a considerable planning history. The land to the north of the subject site has the following allocation within the adopted LDP (March 2011) (refer to the extract of the Proposals Map below):

- Strategy boundary area – SSA 9 (Former OCC Site, Llanilid).

A small proportion of the Site falls within this designation.

The site does contain a non-statutory local designation as a Site of Important Nature Conservation (SINC) (reference AW8.176 – Llanilid). Further investigations are required to ascertain the exact ecological value of the site.

Extract of the Proposals Map



What is the delivery timescale for the project?

The preparation of the Outline planning application will take place in 2017/18.

Submission of the hybrid Full/Outline planning application to take place in 2018.

Planning permission is anticipated for 2019.

Discharge of all pre-commencement and technical conditions for full infrastructure consent to allow lawful commencement of new motorway junction and arterial infrastructure on site early 2020.

Further Reserved Matters applications from 2020 and onwards phase by phase.

Approval of future Reserved Matters 2020-21 and onwards phase by phase.

How would the project contribute to the delivery of the 7 well-being goals?
Why is the project of national significance?

A prosperous Wales

An innovative, productive and low carbon society which recognizes the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.

It is envisaged that the employment land would comprise of a distribution park (Class B8) closest to the new motorway junction (with complimentary road side uses such as Costa drive-thrus etc.) and a range of industrial, life sciences and office business parks (Classes B1 – B2). The exact amount of floorspace for each particular B Class development has not yet been determined, and would be decided at a later stage when the planning application is being prepared.

The proposed supply of circa 44 ha of employment land would make a 50% contribution to the employment land supply, which would help boost local and strategic employment immeasurably, creating places for people to work.

The M4 corridor serves the whole of south Wales and a new motorway junction and settlement leading from this junction would be a significant national boost, acting as a focal point for employment in the region, attracting significant investment.

As well as the employment opportunities offered through the employment, there will also be a significant number of jobs available during the construction of the project throughout the various stages. There will also be a substantial number of jobs created at the leisure complex and various community facilities. The site is located two miles from the rapidly emerging Life Sciences cluster at Pencoed Technology Park and Ortho-Clinical Diagnostics.

There will be an opportunity to create a neighbourhood centre with frontage uses including a small convenience store, family restaurants, etc. The vision is to create a new settlement in the form of mixed use development, with employment uses and associated community facilities delivering sustainable development, with local and strategic infrastructure.

The strategic location, distinctive leisure offering, access to infrastructure and the range of local services and facilities make this development attractive and unique. The project will act as a catalyst for economic development and inward investment for the area. The site has the potential for a Sport based leisure destination which if it included, for example, a Snow Dome could be the first of its kind in Wales.

A resilient Wales

A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).

There are two large parcels of dedicated open space that would be retained to mitigate against the potential loss of any natural habitat that might be identified in the Ecological Survey. These sites are located to the west of the site (7.5 ha) next to residential land and the significant parcel of land to the south, which will also act as a natural buffer between the residential and employment land uses.

This allows a range of habitats to be created and managed to ensure that healthy ecosystems are functioning as part of the new settlement proposal.

A healthier Wales

A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.

It is widely recognised that access to green open space makes people happier, healthier and heal faster. The project recognises the importance of accessible green space, incorporating two significant parcels of land specifically dedicated for recreation and public open space. The incorporation of these spaces will have a positive impact on people's physical and mental well-being.

Access to open space incorporated within the scheme would encourage people to be physically active which is likely to help keep a range of people (young and working ages) healthy. The benefits of physical exercise linked to mental health are widely recognised and this scheme would seek to deliver these.

In addition, the possibility of the provision of a Sport based leisure destination would also pro-actively encourage people to participate in physical exercise.

A more equal Wales

A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio economic background and circumstances).

There has been a continuous undersupply of homes and critical shortages across the whole of Wales. In 2013/14, Wales had an average housing supply of 4.7 years, however this has now dropped to an average of only 3.9 years in 2015/16. This project will provide a substantial increase in access to housing as it includes up to 5,000 units to an area with only a 1.4 year housing land supply (as stated within in RCT Annual Monitoring Report and published Joint Housing Land Availability Supply 2016).

The scheme would make the requisite affordable housing provision, which is crucial in increasing the accessibility of affordable housing in RCT.

Welsh Government set a target to deliver 20,000 new homes at the start of 2016 over the next 5 years. The proposed delivery of affordable homes at this development would help to meet these targets.

Current figures suggest that the average ratio for house prices and earnings in Wales is 6:1. In 2004/05, 815,000 mortgages were granted, however by 2015/16 this figure dropped dramatically to only 254,000 mortgages granted. This demonstrates how crucial affordable housing is, as it allows people the opportunity and support they need to be able to get on to the housing ladder.

A Wales of cohesive communities

Attractive, viable, safe and well-connected communities.

The proximity of the proposed land uses reduces the need to travel, especially by car. As previously stated, the masterplanning will ensure connectivity and walkability and a strong sense of place. Mixed use developments create active areas and avoids commuter dormitories, creating places where people are able to live, work and interact.

Place making design will be a key part of the masterplanning stage, to ensure a strong sense of place is produced, with landscaping and active leisure/recreational areas, forming communities where people will want to live and interact. Good design will be paramount to ensure a connected, legible settlement, promoting walking and sustainable forms of transport, fostering vibrant communities. This type of environment will promote increased health and well-being, and communities that people will want to live in.

This forms vibrant, prosperous and robust communities with high quality homes and jobs, adding to the local distinctiveness and competitiveness of the area.

A Wales of vibrant culture and thriving Welsh language

A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation.

RCT is not considered to have as large a population of Welsh speakers as found in other parts of the country (Source RCT LDP). However, Planning Policy Wales (PPW) (Edition 9 Nov 2016) recognises that the Welsh language is a vital part of the social and cultural fabric of Wales which needs to be supported and encouraged in order to flourish. The Well-being of Future Generations (Wales) Act 2015 has achieving “*a Wales of vibrant culture and thriving Welsh language*” as one of its goals and this project will contribute towards meeting this goal.

The project will seek to promote the use of the Welsh language through schools and learning centres which will be delivered as part of the project.

The new Sport based leisure destination will encourage people within the locality to take part and participate in recreational and cultural activities, promoting and preserving the culture and heritage within Wales.

A globally responsible Wales

A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.

The project will be planned to ensure connectivity and legibility, with the aim of promoting walking both through and around the site where possible. When walking is not possible, the use of public transport will be promoted. The project is well connected to public transport nodes as there are three railway stations within close proximity to the subject site, with planned enhancements to the park and ride facilities, to link up with the proposed Metro project in the future.

There is the possibility of linking the project to a rapid bus transport corridor as part of the proposed motorway junction. The proposal could link with other forms of sustainable transport such as the Metro. However, all of these options would require further discussion and liaison with Welsh Government. This connectivity would ensure accessibility by a range of sustainable transport options and maximises/makes efficient use of the existing infrastructure.

It is measures such as these which work towards meeting Welsh Government's goals of at least a 40% reduction in total greenhouse gas emissions by 2020, as well as a 3% year-on-year reduction.

Why is the project of national significance?

The opportunities the land at Llanilid presents have already been recognised, as the site has been identified by the Cardiff Capital Region Board as a key strategic growth location for development.

The project is considered to be of national significance due to the scale of the development, including 4,000 to 5,000 homes as well as up to 44ha of employment land. The contribution of 5,000 units to national housing stock is significant, particularly when the annual housing target is 8,700 per annum.

Welsh Government have a target of 20,000 affordable homes needed across the whole of Wales by 2021, and the commitment on a project of this scale will go a long way in meeting Wales' affordable homes targets.

The employment opportunities that the scheme offers are substantial, as there would be thousands of jobs created on the 44 ha of employment land, along with the additional employment opportunities created during the multiple construction phases of the project, and with other employment

opportunities in the schools, neighbourhood centres and Sport based leisure complex.

The project could incorporate the development of a major Sports based leisure complex. If it included for example, a snow dome, it would be the first major attraction of this kind in Wales. As such, it will act as a 'Destination Hub.' This would generate significant tourism and inward investment on a scale that is nationally important.

The M4 motorway serves the whole of the South Wales and therefore the location would be well connected to existing infrastructure. The proposed location of the project offers multiple opportunities, such as the potential to link with the proposed Metro station, within proximity to the site, as well as linking with the existing railway network. The site is also within close proximity with other public transport in the locality, making it a highly suitable site.

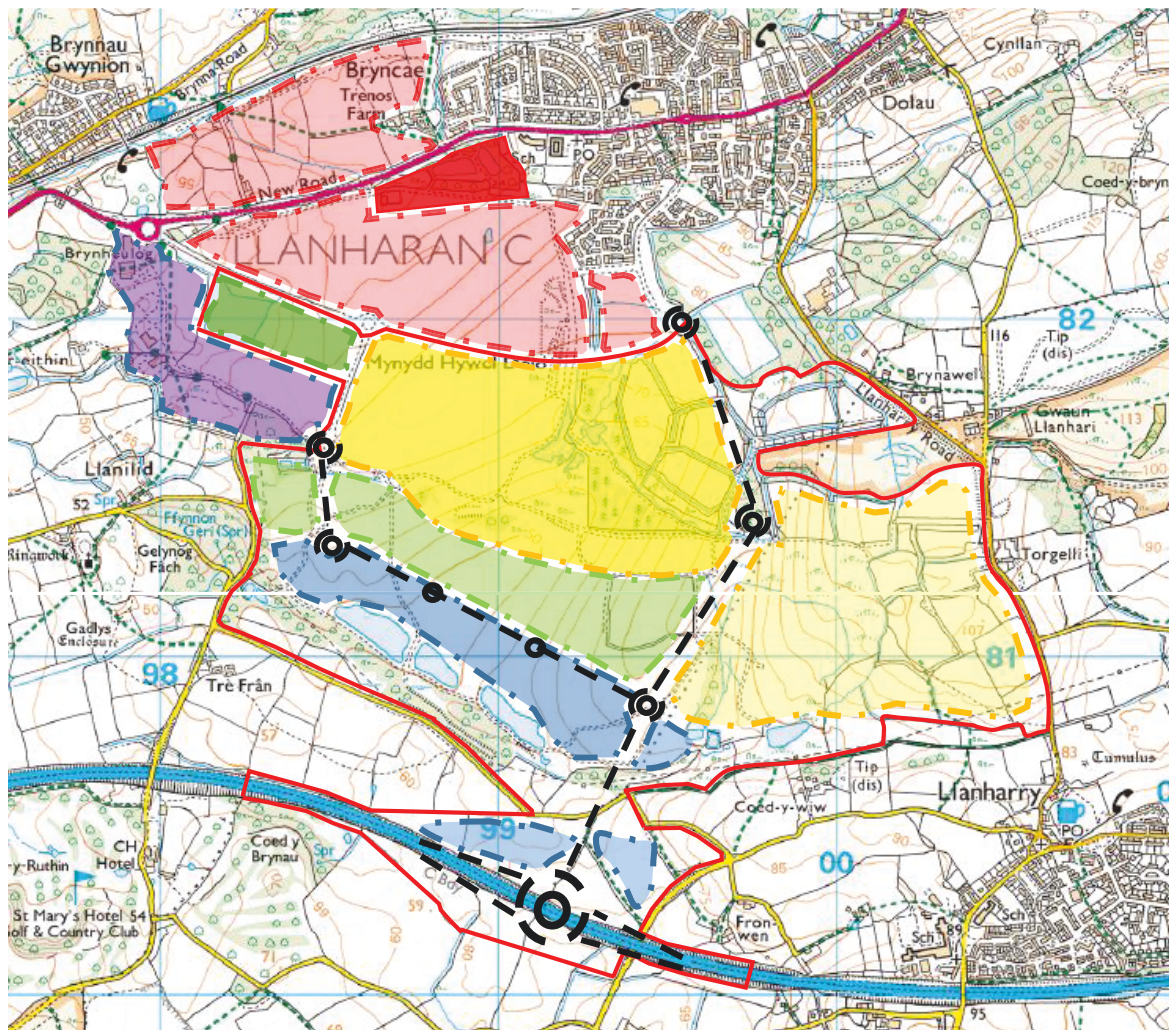
The new settlement includes measures which seek to enhance the quality of life and well-being amongst the residents of the new communities, as well as visitors. There are compensation sites to mitigate against the loss of habitats within the development and there are large areas of open space that have been retained. The project is a sustainable development and would create a sense of place and the mix of land uses within close proximity with one another will create vibrant communities and also reduce the need to travel. The scheme would also promote the use of the Welsh language through schools and learning centres within the development, protecting the rich culture within Wales and creating a thriving community.

This project provides an innovative and holistic approach to improving the well-being of residents, as well as demonstrating a commitment to sustainable development and environmental well-being.

Do you agree for your project and any supporting information to be made public? (Only projects and information that can be made public will inform the development of the NDF.)

Yes, we agree to the project and supporting information being made public.

Land at Llanilid Proposed Strategic Site (New Settlement)



Key

- Site Boundary (Site Area 286 Hectares / 710 Acres)
- Key Highway Infrastructure (inc. new M4 Junct & North/South Link)
- Residential Phase 1 (Circa 60 Hectares / 150 Acres)
- Residential Phase 2 (Circa 65 Hectares / 162 Acres)
- Greenspace / Amenity / Drainage (Circa 7.5 Hectares / 20 Acres)
- Principal Topography / Ridge / Landscape Zone
- Employment / Commercial (Circa 41 Hectares / 100 Acres)
- Film Studios Silent Stages (Existing & Future Planned)
- Current Approved Residential & Associated District Centre

Gross Site Area = 286 Hectares / 710 Acres

Net Development Area (Residential and Commercial) = 166 Hectares / 410 Acres

Gross / Net Ratio of Development Area = 58%

Appendix 2 – Planning History Records

No.	Reference	Site Address	Description of Development	Decision
1	14/0132/15	Land at the former Llanilid OCC site incorporating proportion of initial section of the western leg of the Llanharan bypass	Variation of condition 35, as imposed on planning permission 04/1509, to enable the beneficial use of a length of primary highway infrastructure. (The proposed revised wording of condition 35 to be as follows: "No beneficial use of the southerly limb of the first phase primary highway infrastructure (as identified/coloured green by drawing no. CDV-C802402) other than for construction traffic shall occur until implementation of the first phase of the Film Studio development approved under the terms of planning permission re: 01/2815 has commenced")	Approved 29 April 2014
2	09/1346/15	Former Llanilid open cast coal site, Llanharan	Vary conditions attached to planning permission ref: 04/1246/13 to provide for additional time for submission of reserved matters and commencement of development, and to vary multiple conditions relating to that permission	Undetermined
3	10/0845	The former open cast site, Llanilid, Llanharan, Pontyclun	Hybrid – comprehensive development comprising residential development of up to 1,850 dwellings; neighbourhood centre to include Class D1 and D2 community and leisure facilities; a primary school; Class A1/A2/A3	Approved 28 January 2016
4	05/1032/10	Former Llanilid open cast site, Llanharan, Pontyclun	Proposed highway interchange and associated works on M4 motorway for proposed film studios and associated developments.	Decided
5	04/1509	The former open cast site, Llanilid, Llanharan, Pontyclun	Proposed road network comprising first phase primary highway infrastructure for the approved film studio development as well as serving as the initial leg of the Llanharan bypass	Decided – no decision available or documents online
6	01/2815	The former Llanilid open cast site, Llanharan, Pontyclun	Proposed film studios complex including production and post-production facilities, administration, core services, celebrity residences, parking, a film backlot, a golf course and club house and a film academy. Leisure complex including leisure attractions, themed retail outlets,	Approved 16 January 2004

No.	Reference	Site Address	Description of Development	Decision
			restaurants/fast food counters, a multiplex cinema and parking. Associated developments comprising hotel and conference centre with health spa, offices, business parks, warehousing and light industrial, hospital, budget hotel and petrol filling station. A new motorway junction, new roundabout on the A473 and pedestrian and cycle routes throughout the site	