

Submission of Projects Form – National Development Framework

Name

Taylor Wimpey Strategic Land – Wales and West
c/o [REDACTED] Barton Willmore

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Date

23/11/2017

Interest in Site

Taylor Wimpey Strategic Land – Wales and West

Details of Landowner

Various

Title of Project

West of Cardiff New Settlement

Summary of Project

The proposal is for a new settlement, delivering between 6,000-11,000 new homes with employment, retail, leisure, community facilities and green infrastructure. The site would be connected to existing and planned strategic transport infrastructure with good links along the M4 corridor. There would also be opportunities to connect to the existing railway line which runs through the site and further sustainable transport links to the surrounding area and Cardiff.

Location of Project

To the west of Cardiff at J33, north of Culverhouse Cross, south of the M4 and within the administrative area of the Vale of Glamorgan.

What consents are required?

Planning permission

Consents already granted relevant to project

None

Public engagement to date

No public consultation has been undertaken to date, but we intend to consult a wide range of stakeholders and members of the local community from an early stage of the development proposal to ensure that feedback informs the design and development process.

Has an environmental assessment been prepared? (Yes/No)

No

Are there any site designations or constraints affecting the site?

There are several designations within proximity of the site and its surroundings including Sites of Special Scientific Interest, Ancient Woodland, Listed Buildings, a Conservation Area and Flood Zones. These designations / constraints can be accommodated within the development through the design process, which will be informed by technical surveys / assessments.

What is the delivery timescale for the project?

It is estimated that the development could be delivered over a 20-year period, following the grant of all relevant planning permissions.

How would the project contribute to the delivery of the 7 well-being goals?

West of Cardiff New Settlement would contribute to the 7 Well-being of Future Generations (Wales) Act. A new settlement would provide a large number of homes supported by jobs, services, facilities and green space, creating a sustainable and attractive community in which to live and work. The new settlement would comply with the well-being goals set out in the Future Generations (Wales) Act as follows:

- A prosperous Wales – A large number of high quality homes ranging in type and size would be provided to meet local needs. Employment opportunities would also be created, with overall investment in the area.
- A resilient Wales – A resilient design with integrated green infrastructure and a mix of uses, creating a healthy functioning environment with environmental, social, economic and cultural advantages and the ability to adapt to climate change.
- A healthier Wales – Promoting walking and cycling through a well-integrated mix of uses and sustainable connections between places (within and outside the new settlement) to improve physical and mental health.

- A more equal Wales – The scheme would incorporate high quality integrated affordable housing with sustainable transport modes.
- A Wales of cohesive communities – The proposal would include various services and facilities for the community such as medical facilities, school(s) and recreation space, creating an attractive, viable, safe and well-connected community.
- A Wales of vibrant culture and thriving Welsh language – Protecting and promoting the surrounding heritage value of the area and encouraging people to participate in recreation through the provision of community uses and spaces.
- A globally responsible Wales – The creation of an exemplar sustainable design with wide reaching benefits, which integrates effectively with its surroundings.

Why is the project of national significance?

The National Assembly for Wales Research Service report on Key Issues for the Fifth Assembly (2016) states that increasing housing supply should be a priority for the new Welsh Government. The report highlights that an inadequate supply of housing has a negative impact on an individual's welfare as well as the nation's economic wellbeing. There is an annual shortfall of 5,000 new homes in Wales. We agree with the Report, which recognises that those extra homes can only be delivered “...by the combined efforts of the whole sector under the Welsh Government's strategic leadership” (page 91).

Housing delivery in Wales is currently the responsibility of local government. However, the continued shortfall in housing supply and shortage of affordable housing has wide reaching social, economic and environmental implications and has become an issue of national significance for Wales.

Planning for larger scale developments such as new settlements is a critical part of the solution to address the supply of new homes and a key priority for the Welsh Government. The West of Cardiff proposal would make a significant contribution to the delivery of new homes and affordable homes in Wales.

As well as being crucial to addressing housing need in Wales, the West of Cardiff new settlement would create a high quality sustainable community in which people want to live and work, through the provision of a mix of uses and open space. There would be significant economic and employment opportunities in the new settlement, which would be highly accessible serving the M4 corridor and Cardiff Capital Region. The benefits of a new settlement in this location would spread beyond the local authority in which the site is located and could play a significant strategic role.

New settlements could also be considered under the Development of National Significance (DNS) regime through the Planning (Wales) Act 2015. This would enable a full consideration of national benefits alongside local and strategic cross-boundary issues as well as a reduction in the period of time for determining the planning application.

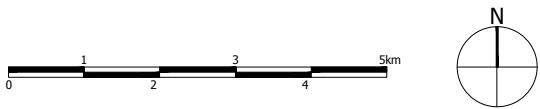
New settlements are of such a scale that they should be identified as developments of national significance within the NDF. It is important that the NDF sets out a clear intent for new settlements and their contribution towards national housing supply.

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



 Proposed Location of New Settlement



Project
West Cardiff New Settlement

Drawing Title
Site Location Plan

Date 22.11.17	Scale 1:100,000 @A1	Drawn by PT	Check by BW
Project No 1300	Drawing No 9000	Revision -	

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VISION DOCUMENT



ST. BRIDE'S
NEW SETTLEMENT

**BARTON
WILLMORE**

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Desk Top Publishing and Graphic Design by Barton Willmore Graphic Communication

This artwork was printed on paper using fibre sourced from sustainable plantation wood from suppliers who practice sustainable management of forests in line with strict international standards. Pulp used in its manufacture is also Elemental Chlorine Free (ECF).

J:\27000 - 27999\27300 - 27399\27326 - Magor, Junction 23A\A5 - Reports & Graphics\Graphics\InDesign\Document\27326 St Bride's Vision Document 07

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*The following vision represents
our emerging ideas and proposals
for an exemplary new settlement
at St Brides in South Wales.*



VISION

Our vision for St Bride's is to create an exemplary Welsh new settlement at the gateway to South Wales. It will be a place for people.

A welcoming community of new homes and jobs set within the stunning Welsh countryside but within easy reach of the services and amenities of Newport and Monmouthshire.

SECTION ONE

WHY A NEW SETTLEMENT?

New settlements need to play a major role in solving the housing shortage in Wales.

MINIMISING THE IMPACT ON EXISTING PLACES

Building new settlements minimises the impact of expanding small historic towns elsewhere in more rural parts of Monmouthshire and Newport.

ABILITY TO PROVIDE NEW INFRASTRUCTURE AND BETTER UTILISATION OF EXISTING INFRASTRUCTURE

Britain faces commuting patterns that mean we spend longer getting to work than anyone else. A new settlement is large enough to deliver new physical and social infrastructure and could be served by a cutting edge modern public transport system such as a tram or Bus Rapid Transit (BRT) running from a mainline station such as Magor then switching to on-street running to loop through the new neighbourhoods.

A new settlement is also able to deliver significant new social and community infrastructure such as local colleges, libraries, health centres, a High Street and many local schools and community centres. Any deficit of these within the wider Monmouthshire area can be more easily delivered through a new settlement model.

GREATER POTENTIAL TO BE SELF-SUFFICIENT AND SUSTAINABLE

Housing, employment, leisure, retail and park areas are conveniently in close proximity to each other. This creates an internalisation of vehicular trips which results in less demands on the existing highways and places are within easy reach on foot or cycling.

GREATER OPPORTUNITY OF MEETING THE PRINCIPLES OF THE WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

St Bride's provides an opportunity for a planned new community that can leave a legacy of sustainable development for future generations in line with the Well-being of Future Generations (Wales) Act. Through good design, the new community can accord with all seven of the well-being goals set out in the Well-being of Future Generations (Wales) Act:

A Prosperous Wales Increase high quality housing stock, creating employment opportunities and investment

A Resilient Wales Exemplar of resilient design and response to climate change

A Healthier Wales Promote walking and cycling to improve physical and mental health

A More Equal Wales Provision of high quality integrated affordable housing and improved accessibility

A Wales of Cohesive Communities Providing local facilities and opportunities for community uses (such as schools, medical facilities, local food production etc.) to promote social cohesion

A Wales of Vibrant Culture and Thriving Welsh Language Highlight and promote the distinctive landscape and heritage value of the wider area

A Globally Responsible Wales Promote Wales' approach to the well-being of future generations through the development of an exemplar sustainable design

ST BRIDE'S HAS THE POTENTIAL TO BE A DISTINCTIVE NEW WELSH COMMUNITY



SECTION TWO

WHY A NEW SETTLEMENT AT ST BRIDE'S IS A UNIQUE OPPORTUNITY

We have initially considered a number of other locations for New Settlements namely East of Pontypool and New Inn, North of Magor, Raglan and West of Chepstow. Although all of these locations offer potential benefits, St Brides has the advantage of being relatively unconstrained and within the ownership of a small number of land interests.

1. TAKING ADVANTAGE OF THE SITE'S STRATEGIC LOCATION

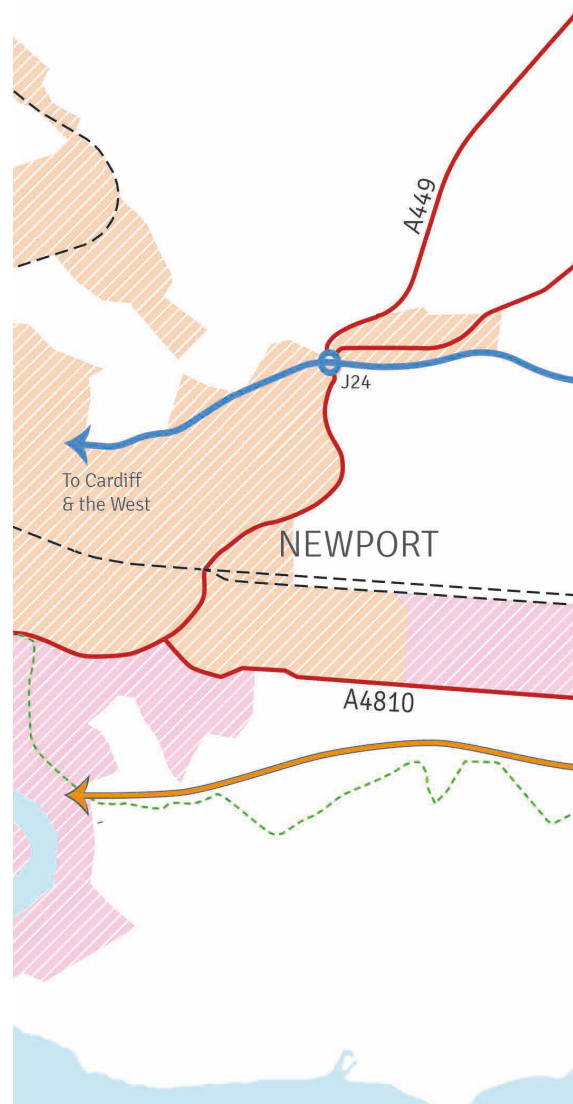
Located to the north of the villages of Magor and Undy and Junction 23A on the M4, its location would be within 6 miles of Newport's city centre. The site lies within the administrative areas of Monmouthshire County Council and Newport City Council. It will be discretely located close to, but still separate from, Magor and Undy and the existing employment area to minimise impacts upon the existing community and maximise the ability of the new residents to access key infrastructure and support and strengthen existing services and facilities.

Strategically, the site area offers a real opportunity to connect to existing and planned strategic transport infrastructure. A new railway station is proposed at Magor, which forms part of the Welsh Government's Metro proposals. Convenient, direct connections can be made from the site to the new railway station, which would provide a sustainable travel choice for proposed residents and integration with the Cardiff Capital Region and beyond.

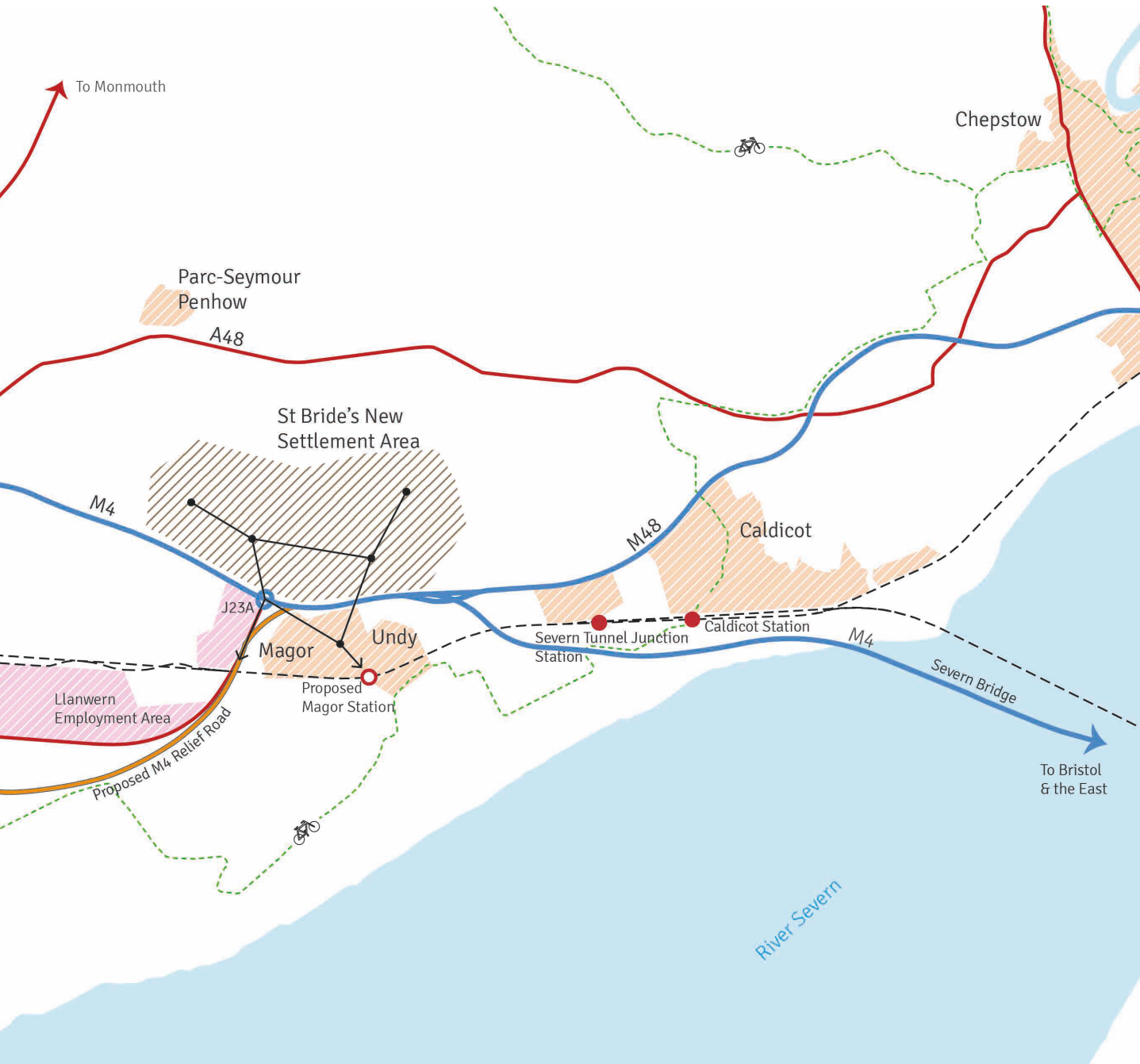
The site area could link with the well-used Sustrans Route 4 (National Cycle Network) which passes through Magor. This connects the site in a sustainable manner with Newport to the west and other locations on the National Cycle Route.

Being within close proximity of the proposed M4 Relief Road, the development is well-placed to capitalise on the major investment that would be made - not least through providing strategic transport-related employment opportunities. The M4 Relief Road is a proposed new section of motorway between Magor and Castleton to the south of Newport which is the subject of an ongoing Inquiry. Complementary measures include reclassification of the existing motorway between Magor and Castleton as a trunk road, a connection between the M4, M48 and B4245 and the promotion of the use of cycling and walking.

The development will embrace the quality of the landscape surrounding the site which is gently undulating with woodland areas. Despite benefitting from being screened by established embankment vegetation along the M4, there are long ranging views towards the Severn Estuary from the site.



STRATEGIC OPPORTUNITIES PLAN



2. TAKING ADVANTAGE OF SOUTH WALES METRO PROPOSALS AND INFRASTRUCTURE INVESTMENT IN THE CARDIFF CAPITAL REGION

The Cardiff Capital Region has secured an investment worth £1.2 billion that seeks to unlock significant economic growth. St Bride's will be a fantastic opportunity to take advantage of the City Deal which includes investment in key infrastructure connecting the Region and the delivery of housing development and sustainable communities.

- St Bride's will support the case for the recently submitted bid for the new station at Magor. The station is part of the wider proposed new transport system, the South Wales Metro, which will also be a huge benefit for the proposed development.
- The current proposals for the M4 Relief Road would be greatly supported by St Bride's including the proposed new connections between the M4, M48 and B4245 and new access to park and ride facilities at the Severn Tunnel Junction as well as the provision of new cycling and walking infrastructure.
- With the Severn Bridge Toll set to be removed in 2018, St Bride's will benefit from the economic prosperity of Bristol attracting greater levels of inward investment that will benefit Monmouthshire as a whole.

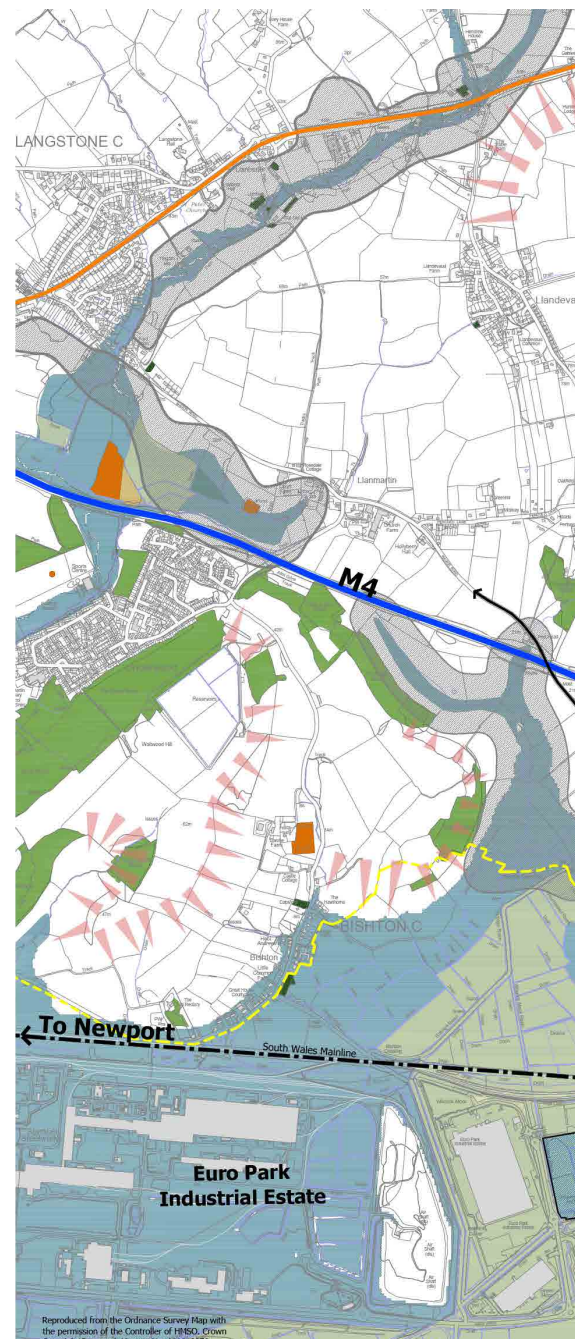
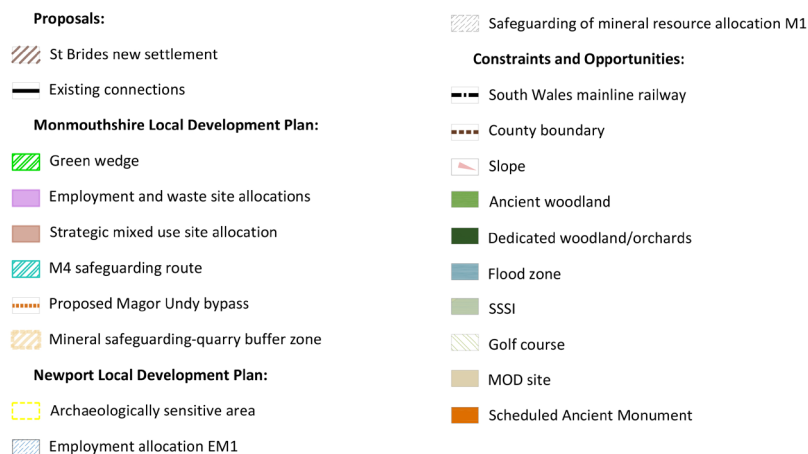




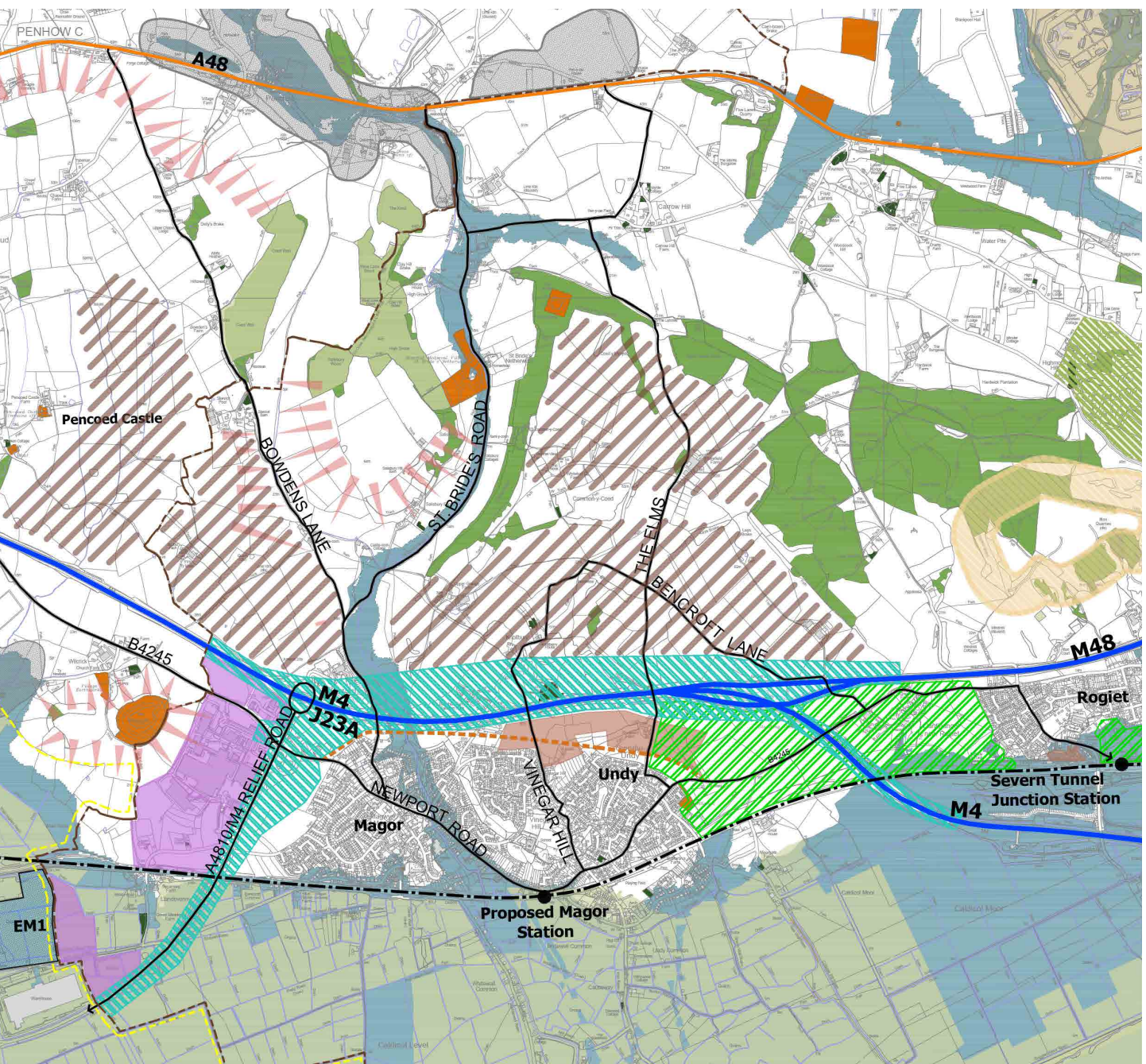
3. OPPORTUNITY TO BUILD A SUSTAINABLE MODEL

The model for the new community is based upon the following:

- Limited number of physical constraints meaning less environmental disruption and impact;
- A self-sufficient new settlement comprised of small urban villages with small local centres surrounded by attractive countryside;
- Linked to large cities by modern public transport. With a 6 miles outer zone this would equate to approximately 20 minutes public transport ride;
- Investing in existing infrastructure as well as new connections;
- An attractive landscape setting with a green grid of accessible open space;
- As a community within the city region, it can generate investment in new transport infrastructure and city centre facilities; and
- With its potential for extensive transport connections and its unique landscape setting on the slopes surrounding St Bride's Brook, the proposed site can provide these benefits for Newport and Monmouthshire.



CONSTRAINTS & OPPORTUNITIES PLAN



4. UNIQUE PLACEMAKING ASSETS

The placemaking principles for St Bride's are shaped by important site features and the aspiration to create a high quality new settlement that responds to the unique qualities of the site and its surrounds.

Reflecting Welsh Development Character

A set of 'villages' will be shaped by the local topography and nestle within the distinctive landscape. Easy access to the outstanding Welsh countryside will provide a great quality of life.

Employment & Jobs

A business hub attracting high quality new regional and national and international employment and economic generating activities. This has already begun with planned employment development at Junction 23A.

Social Infrastructure

Community facilities will provide an essential function to the new community, promote social cohesion and form the foundation for the population that will support the facilities.

Transport & Movement

This self-sufficient model will encourage more internal trips based on a hierarchy which is defined as pedestrian, bicycle, bus and car.

Sustainable Transport

A direct, convenient and attractive route to Magor would provide a connection to the proposed new train station providing sustainable transport links connecting the site to the Metro network and the wider Cardiff Capital Region.

Cycle links would be formed with the well-used Sustrans Route 4 (National Cycle Network) which passes through Magor.

Vehicular Access

The development area benefits from its proximity to Junction 23A of the M4, which could facilitate strategic vehicular access to the site. The site would be linked in a wider context to the M4 providing vehicular access to Newport, Cardiff and Swansea (to the west) and Chepstow and Bristol (to the east). A proposed new section of motorway at Magor (the M4 Relief Road if approved) would enable enhances connections to the main centres to the west of the new community.

Landscape, Green Infrastructure & the Natural Environment

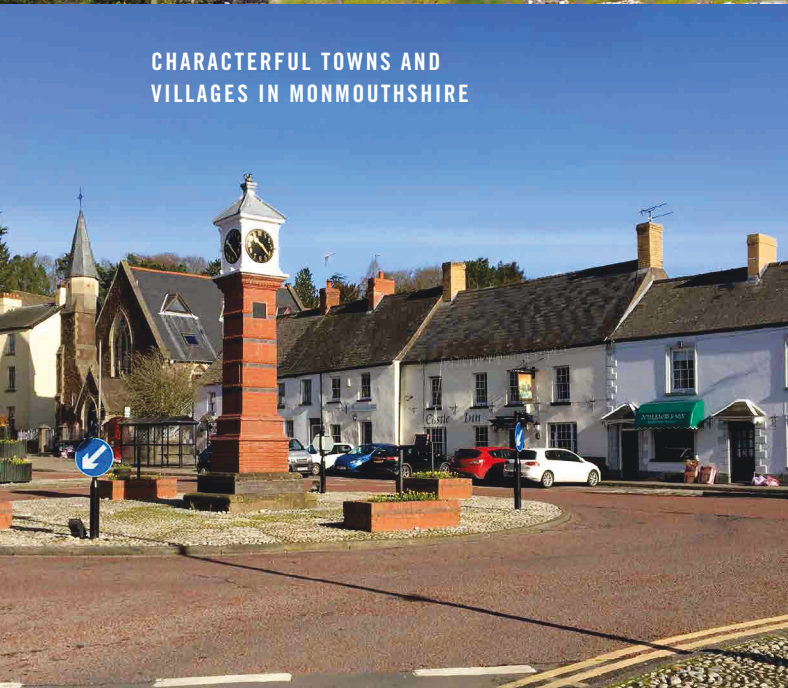
Key principles in delivering GI include:

- The promotion of GI corridors linking combined green and blue infrastructure assets to the north of the site and extending habitat connectivity;
- Embedding new multifunctional green links through the site linked to high quality open spaces which will include a Regional Country Park;
- Strengthening and extending Public Rights of Way that run through the site and providing strong linkages between greenspace sites;
- Maximising the multifunctionality of GI assets, for example through the use of local greenspaces as means of food production, urban drainage and informal recreation;
- The provision of a long term GI Management Plan to allow for future management actions to ensure GI assets and key habitats continue to be protected, maintained and enhanced.

WELSH DEVELOPMENT CHARACTER INTEGRATING WELL-DESIGNED BUILDINGS WITH BEAUTIFUL LANDSCAPE



CHARACTERFUL TOWNS AND
VILLAGES IN MONMOUTHSHIRE



5. SOLVING THE SOCIO-ECONOMIC CHALLENGES

Age Profile:

- Monmouthshire has a relatively high proportion of older age groups and a lower proportion of younger adults compared with the Welsh average.
- Monmouthshire is projected to have the second 'oldest' population of local authorities in Wales with 38% of residents expected to be aged 65 or older . The proportion of the population in Monmouthshire aged between 16-64 is currently below the Welsh average and is projected to stay this way 2. A diminishing resident labour supply will restrict economic growth.
- Newport has a higher percentage of people under the age of 16 and a lower percentage of people over the age of 65. It is one of the few authority areas in Wales where the working-age population is projected to increase between 2014 and 2039.

ST.BRIDE'S WILL...

*support the
employment of up to*



43,000

people

provide



400

*apprentices, graduates
or trainees*

Access to Services

- Monmouthshire has 38 Lower Super Output Areas which are amongst the most deprived in Wales in terms of their geographical access to services (equating to 67% of those in the Local Authority area).
- Newport has 63 Lower Super Output Areas which are amongst the most deprived in Wales in terms of their geographical access to services (equating to 50% of those in the Local Authority area).

House Prices and Affordability

- Average house prices are greater than the Wales average in both Newport and Monmouthshire:
 - » Wales average house price: £151,672
 - » Newport average house price: £158,763
 - » Monmouthshire average house price: £226,385
- Housing delivery and affordability is a critical issue. Income has not been increasing at the same rate as house prices, resulting in house prices being 7 times the average earnings in Newport and 12 times the average earnings in Monmouthshire. This restricts the ability of those on low incomes to enter the housing market, indicating the relative lack of affordability of housing in Monmouthshire.

generate

 **£1B**

in tax revenue

generate

 **£12.86M**

*in council tax
revenue*

SECTION THREE

DELIVERY

SUPPLY & DELIVERY

There are relatively few landowners with sufficient land holding to deliver an opportunity of this scale. The successful promotion of new communities can often be stifled by a large number of multiple landownerships which can complicate the land assembly and value equalisation required for infrastructure delivery.

In our case, there exist large areas of contiguous ownership and collaborative landowners presenting a unique opportunity for a sustainable strategic development of meaningful scale. The landowners are committed to delivering this exciting new community for the benefit of the wider area whilst Strategic Land Projects Limited - Wales have a long established track record of delivering high quality developments in the region.

A RANGE OF HOUSING & DELIVERY METHODS

The new community will deliver a wider range of high quality housing opportunities to provide for strategic housing requirements. It will be characterised by a range of house types, designs and tenures with a strong emphasis on meeting needs for affordable housing, starter homes and family homes.

In order to ensure that local housing needs are met and to address the anticipated increased demand for housing arising from the greater Bristol area following the removal of the Severn Bridge tolls, we will work with the Council to find ways to offer houses to local people first. Affordable housing will be allocated via Monmouthshire and Newport Council's waiting lists – local people will have priority for every home built.



The sustainable use of natural resources and the reduction of carbon emissions will be integral to the design of the housing and their surroundings. Using the principles of smart cities and neighbourhoods would be a forward thinking way of developing new neighbourhoods.

The development will also ensure the delivery of opportunities for custom and self-build both individually and through community led schemes. The custom and self-build element also presents an opportunity for employment and skills training in small to medium local enterprises through placements for apprentices.

DISTRIBUTION OF BENEFITS

The new community is well placed in the context of the wider area to ensure that benefits are well distributed. Community facilities and employment uses can be accessed and utilised by neighbouring settlements in the Severnside sub-region which currently have limited community and employment infrastructure.

Local employment will be supported during construction, with opportunities for utilising local procurement streams, apprentices and those who are not in employment, education or training.

Developer contributions would facilitate the realisation of wide-ranging physical, social and community and green infrastructure identified within the Monmouthshire Infrastructure Plan Addendum and Newport Infrastructure Development Plan. This would enable social, economic and environmental benefits to be distributed to existing communities locally, and funding to be free up for the delivery of infrastructure schemes across the wider Local Authority areas.



SECTION FOUR

MOVING FORWARD

This document forms the initial step in developing the proposals for a new community at St Bride's. Significant dialogue will be held with a range of stakeholders and the local community and feedback from this will inform the design process.

Further relevant technical investigations will be undertaken in order to refine the development proposals and to demonstrate that the site can deliver maximum benefits to the wider area.

The site will be promoted in close dialogue with the Local Authorities via the National Development Framework for Wales (which will be the subject of further formal consultation in April 2018), together with the SDP/LDP process as appropriate. The proposal's specification within the NDF will set out a clear intent for the new settlement's delivery and its contribution towards national housing supply. Harnessing existing legislation set out in the Planning (Wales) Act 2015, it is suggested that the proposal be considered under the Developments of National Significance regime, which would reduce the period of time for determining the planning application and enable a full consideration of national benefits alongside local and strategic cross-boundary issues.

We see St Bride's as presenting a unique opportunity for an exemplary Welsh new settlement that can take advantage of the site's strategic location, harness the significant investment in the region and distribute benefits widely to Newport and Monmouthshire.

The proposals, borne out of good design based on the principles of the Well-being Of Future Generations (Wales) Act 2015, respond to the unique qualities of the site and its surrounds to create a welcoming community of new homes and jobs set within the stunning Welsh countryside.

St Bride's can be the answer to local and regional aspirations and would play a major role in solving the housing shortage in Wales, whilst having minimal regional and local impacts. The promoters wish to work collaboratively with the Local Authorities to further develop the proposals for St Bride's through the National Development Framework for Wales and deliver an exemplary Welsh new settlement at the gateway to South Wales.

In the meantime, any comments or feedback can be provided to:

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