**QUESTIONS AND ANSWER**

**OUTLINE PLANNING APPLICATION - J33, M4 FOR 1500 HOMES**

**An outline planning application has been submitted to Cardiff Council by Persimmon Homes (East Wales) for a new community at land north of Junction 33 of the M4 Motorway. Below is a Q&A to help understand the proposal.**

**Q. What is included in the outline planning permission?**

A. i) Up to 1,500 new homes, incl houses, apartments and some sheltered accommodation;

 ii) A Park and Ride facility and transport interchange or hub;

iii) Community facilities including a new primary school and community centre

iv) A local centre including community and commercial facilities

v) Two separate areas for employment opportunities, including a business zone

at the M4 junction and a second local zone along the M4 corridor (to the east) ;

vi) A network of open spaces including parkland, footpaths, and sport pitches.

**Q. Where exactly is the site located?**

A. The application site extends to approximately 77.4 hectares and is sandwiched between the M4 at its junction with the A4232 to the south and Llantrisant Road (A4119) to the north. It is NOT a green belt area.

The site is bounded to the south by the M4 motorway, and the entry spur road into the Cardiff West Motorway Service Area. The northern boundary is predominantly defined by the A4119 (Llantrisant Road). The eastern and western boundary limits are formed by areas of mainly agricultural land including scattered development.

The site was previously proposed to be developed as an International Business Park (IBP). In 2009, Cardiff Council resolved to grant outline planning permission for the development of the IBP on a large park of the application site. This was never taken forward.

**Q. What is ‘Outline’ Planning Permission?**

A. Outline planning applications is used to find out whether a proposed development is likely to be approved by the [planning authority](http://www.designingbuildings.co.uk/wiki/Planning_authority), before substantial [costs](http://www.designingbuildings.co.uk/wiki/Cost) are incurred developing a [detailed design](http://www.designingbuildings.co.uk/wiki/Detailed_design). Outline planning applications allow the submission of outline proposals, the details of which may be agreed as '[reserved matters](http://www.designingbuildings.co.uk/wiki/Reserved_matters)' applications at a later stage. As a minimum outline, [planning applications](http://www.designingbuildings.co.uk/wiki/Planning_application) should include information on:

i) The uses proposed for the development and any distinct development zones.

ii) The amount of development proposed for each use.

iii) The indicative layout and areas in which access points to the site will be located.

iv) An indication of the minimum and maximum height, width and length of buildings.

Q. Will there be traffic access onto the M4 motorway?

A. M4 Access into the site from J33 of the M4 motorway will be limited to provide access to the Park & Ride car park, and part of the employment land (close to the junction). ALL OTHER DEVELOPMENT ON THE SITE WILL BE ACCESSED BY VEHICULAR TRAFFIC FROM TWO KEY POINTS ON LLANTRISANT ROAD.

**Q. Is it part of LDP?**

A. The Deposit Local Development Plan (LDP) (September 2013) allocates the application site as part of for 2,000 new homes. It is one of a number of other strategic sites identified in Policy KP2 of the Deposit LDP, which are allocated to meet the need to deliver 41,100 new homes in the plan period (2006-2026). The Welsh Assembly are currently examining Cardiff LDP before full adoption in October 2015.

**Q. What transport options are offered?**

A. The master planning proposes to further detail this issue. Buses routes are covered but no main arterial improvements. If and when the Welsh Assembly’s Metro project materialises it is likely to support the site. However the future timings of both project are far apart. This is a key issue for the site as to the effect of the development on existing local traffic ‘pinch’ points.

**Q. What jobs will it create?**

A. The proposed development is predicted to provide up to 500 new jobs as a result of new employment uses, the primary school, community uses and the operation of the new transport hub.

**Q. What is the environmental impact?**

A. As part of the site preparation works in advance of construction, habitats including areas of SINC habitat, sections of hedgerow, small areas of woodland, marshy and semi-improved grassland will need to be cleared to allow the commencement of ground works.

However, mitigation measures include the retention of existing woodland and hedgerows, the use of buffer strips to protect retained habitats, additional hedgerow and woodland planting and native wetland planting around attenuation ponds. This means, that although it is considered likely that there will be some minor short term impacts, they are likely to reduce over the long term as new planting matures.

**Q. How disruptive will the building work be?**

A. There will be defined haulage routes and timing of heavy and abnormal load deliveries to avoid peak hours. All construction traffic will be closely controlled and deliveries phased on a just in time basis.

**Q. Where will they build first?**

A. A phasing plan is included in the Access Statement. Phase 1 will be the area close to Llantrisant Road, Phase 2 around Junction 33 and finally Phase 3 to the west of the site along the M4.

**Q. How can I get involved in the process ?**

A. Much more detail is available through Cardiff Council. The reference number is **14/00852/DCO**. You can respond via the website or email **developmentmanagement@cardiff.gov.uk**(quoting reference number) with your comments. You can also write to Amanda Sutcliffe, Development Management, Cardiff City Council, County Hall, Cardiff, CF1 1PS (quoting reference number). The Council welcome comments up until Planning Committee, which does not have a formal date at this stage but is could be autumn 2014. However, the earlier you comment the better.

**Please also comment to Cllr Graham Thomas, email :graham.thomas@cardiff.gov.uk, tel :07506 850812. You will also find us on Facebook and Twitter @ Save Creigiau.**

**If you wish to be added to the Creigiau e-newsletter, then please also email Graham.**