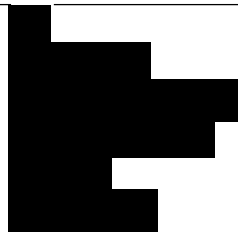


Submission of Projects Form – National Development Framework (NDF)

Name

Redrow Homes & Landowners
c/o Mr G Williams, Lichfields

Contact details



Date

07/03/2017

Interest in site

Redrow Homes/Landowners Partnership

Details of landowner

Landowners include: a) Marcross Holdings Limited; b) England Environmental; c) John Evans, Tyn Y Caeau Farm, Marcross/Tony Evans, Marcross Farm, Marcross; d) LEL (Properties) Limited; e) South Wales Radio Control Society.

Title of project

New Settlement at Llandow

Summary of project

A comprehensive planning solution to develop an underutilised brownfield site into a new settlement. This will form an essential piece of infrastructure which will support the long-term success of the Cardiff Airport and St Athan Enterprise Zone (CASA EZ) and will make a considerable contribution to housing delivery, on a national scale.

The proposed development encompasses:

- circa **5,000 dwellings** (including affordable units),
- **new railway station** providing a passenger link between Bridgend and Cardiff (on the same line which will accommodate the CASA EZ stop as

- identified in Phase 1 and 2 [2016-2023] of the Cardiff Capital Metro);
- **retention of existing employment and retail uses** on the site (safeguarded employment areas in the LDP are for 6.8 hectares at Llandow Trading Estate and 12.4 hectares Vale Business Park),
 - **retention and enhancement of the existing leisure uses** including the racetrack and caravan park;
 - **3 primary schools**
 - **1 secondary schools**
 - **new district centre**
 - **health and community facilities**
 - **public open space** including playing pitches

Appended to this form is a short infographic which sets out some more information on our client's project and the justification for its identification in the NDF.

Location of project (Please attach location map)

See attached Location Plan.

The 250 hectares site is located approximately 3.4km from the CASAEZ (a leading UK aerospace location), 3.7 km south-west of Cowbridge and 2.5 miles north-west of Llantwit Major.

The site currently accommodates the former Llandow Airfield (including former runway and former hangars), the existing Llandow Trading Estate, the existing Vale Business Park, Llandow Race Circuit, Llandow Caravan Park as well as some agricultural land and area of woodland.

What consents are required?

If the new settlement at Llandow is identified as a Development of National Significance (DNS) in the NDF then a DNS planning permission would be required. Alternatively, if the project is not identified as a DNS then outline or full planning permission would be required.

Consents already granted relevant to project

None relevant to the project.

Public engagement to date

The site was previously promoted through the Vale of Glamorgan (VoG) Unitary Development Plan (UDP) and Local Development Plan (LDP) for around 2,750 dwellings.

Public consultation was undertaken as part of the site's consideration through the UDP and LDP process. The Council engaged with members of the public, environmental consultation bodies and other relevant stakeholders to inform

consideration at that stage.

The Council at that time discounted this option and favoured the option available at that time which was to meet the authority's housing requirement through development on brownfield sites such as Barry Waterfront and greenfield extensions on the edge of existing settlements. In drawing its conclusion, the Council stated that a new settlement in order to be sustainable would need to comprise of at least 5,000 dwellings (Eco-Towns Prospectus, July 2007) (see the VoG's Sustainability Appraisal September 2013).

Evidence from the local media over recent years suggests that the local population may support the new settlement at Llandow in favour of further dispersed housing development around the towns and villages of the VoG.

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

No

The opportunity to deliver a new settlement was considered through four options (No. 4, 6, 8 and 8a) in the VoG Council's Sustainability Appraisal (SA) (September 2013) for the emerging LDP.

Are there any site designations or constraints affecting the site?

The site is partly designated within a "Health and Safety Executive Consultation Zone" on the Deposit VoG LDP Constraints Map (October 2013). This hazard relates to a pipeline used in connection with the operational activities of one of the current occupants of the Trading Estate.

The existing Llandow Trading Estate and Vale Business Park are protected B1, B2 and B8 employment use in the time-expired VoG Unitary Development Plan (UDP) (UDP EMP 4: Protection of Land for Employment Use). The emerging VoG LDP identifies part of the Llandow site as containing B1, B2 and B8 employment allocations (emerging LDP Policy MG9: Employment Allocations).

A small Site of Interest for Nature Conservation (SINC) is shown on part of the site (emerging LDP Policy MG 19 – SINC no. 346 "Sutton Road Pond").

National Cycle Network Route 888 is located to the north of the site which links up with the proposed National Cycle Route 88 (connecting with the Cardiff Enterprise Zone).

The railway line located along the site's western boundary is also identified for electrification in emerging LDP Policy MG 16 (6). This is timetabled to be complete by 2018.

What is the delivery timescale for the project?

If the project were identified through the NDF it would require a 3-5 year inception phase to gain necessary permissions and complete initial ground-work and utilities. Thereafter the development could be delivered within a 15-20 year period.

Should the proposal need to be promoted through the Strategic Development Plan and Local Development Plan process followed by planning permission the lead in time is more likely to be 8-10 years before delivery can commence.

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

The new settlement at Llandow would make significant progress in helping to deliver the 7 well-being goals:

A Prosperous Wales

The new settlement at Llandow is located just 3.4km from the CASAEZ. This Enterprise Zone focusses on the aerospace sector and is one of just eight zones in Wales. It is envisaged that circa 5,000 jobs could be delivered within the Zone, which would secure over £250m of investment (CASAEZ Strategic Plan 2015). This Enterprise Zone will be a key driver for the national economy and the vision for this zone is:

“Europe’s centre of aeronautical excellence, a catalyst for growth in the Cardiff Capital Region and an international gateway with world-class facilities, opportunities and a highly skilled quality workforce” (p29 of CASAEZ Strategic Development Framework [SDF]).

Realisation of this vision will require significant infrastructure investment related to matters beyond simply building the employment provision. For example, new transport infrastructure (namely provision of a new Enterprise Zone Cardiff Capital Metro stop) will be required as well sustainable access to a local workforce. The Enterprise Zone vision cannot be delivered without this wider infrastructure.

The new settlement at Llandow forms part of the essential infrastructure required to support the long-term success of the CASAEZ and contribute towards achieving a prosperous Wales. Its delivery will provide an opportunity whereby the CASAEZ workforce necessary for achieving this vision can be housed locally.

The new settlement at Llandow is able to provide the critical mass required to deliver a new station which in turn will enhance passenger demand tying in with the proposed Cardiff Capital Metro stop at CASAEZ. This will help to ensure workers can access the Enterprise Zone in a sustainable manner. Furthermore, the new population at Llandow, who will now be using this line, will help to increase the railway line’s commercial viability. This will in turn support its long-term sustainability and the frequency of rail services to the

Enterprise Zone and Cardiff Airport more generally.

On-top of this, the new settlement at Llandow will make use of a (predominantly) previously underutilised brownfield site allowing it to be developed to a density which helps to promote resource-efficient settlement patterns. Utilising this unique opportunity will ease the pressure on developing multiple greenfield sites on the edge of existing settlement.

The new settlement at Llandow has the potential to be a flagship opportunity to deliver an innovative sustainable settlement which draws on best practice and incorporates sustainable building standards. The scheme will be designed so it priorities sustainable forms of transport. This will assist in creating an innovative and local carbon society – part of a prosperous Wales.

A Resilient Wales

The new settlement at Llandow will provide the necessary infrastructure to enhance the prospects of long-term success at the CASAEZ and therefore contribute towards achieving an economic resilient Wales. Its delivery will provide a sizable and accessible workforce to help service the Enterprise Zone. Unlike other developments which are not located close to the Enterprise Zone and are smaller, piecemeal developments, the new settlement at Llandow will provide the critical mass necessary to underpin the Enterprise Zone's vision. This development will also act to support the long-term viability of the rail line which will service the Enterprise Zone, by increasing its patronage.

In addition to aiding economic resilience, the proposal will contribute to delivering environmental resilience for the future. The majority of the new settlement at Llandow is underutilised brownfield land. Therefore its development would help to minimise the use of greenfield, agricultural land on the edge of existing settlements to meet future housing demand.

The new settlement concept will incorporate significant new green infrastructure opportunities which will aim to enhance the natural features on the site as well as conserving and enhancing any statutorily designated areas. Development on the brownfield elements of the site will also offer up opportunities to enhance the site's flora and fauna.

The concept will aim to deliver a well-designed settlement which includes sustainable design features and draws upon best practice in terms of sustainable drainage systems to ensure climate change resilience for the future. This can also offer up additional biodiversity enhancement opportunities.

A Healthier Wales

The new settlement at Llandow will be designed with health impact in mind. Opportunities for active travel will be encouraged for fitness and strength (as well as travel and movement). New open spaces will be incorporated into the scheme which will encourage outdoor play, recreation and sport for all age groups. These spaces could also include quieter areas for sitting out, general

enjoyment and well-being. The new settlement could also design in new opportunities for community orchards and allotments for food growing whilst also incorporating new opportunities for passive exercise e.g. dog walking. Provision will also be made for new recreation and health care facilities throughout the new settlement to safeguard access to health and well-being facilities.

A More Equal Wales

As set out above under 'a resilient Wales' the new settlement at Llandow forms part of the essential infrastructure required to support the long-term success of the CASAEZ. Its delivery will help to provide a sizable, local workforce to help service the Enterprise Zone. Safeguarding the long-term success of the Enterprise Zone and providing accessible job opportunities for people will therefore help distribute wealth, contributing to a more equal Wales.

The new settlement at Llandow will be a new community for all backgrounds sharing common services and facilities that will be provided to meet their needs. It will deliver a comprehensive proposal which promotes sustainable access, within the settlement, to a range of uses including employment, retail, education, health and open space.

Provision of 5,000 dwellings (including affordable units) will kick-start housing delivery – on a nationally significant scale - and ensure access to housing whatever people's circumstances which will help to achieve a more equal Wales. The level of affordable housing provision will make a significant contribution to the Welsh Government's 20,000 affordable homes target for this term.

A Wales of cohesive communities

The new settlement at Llandow is a comprehensive planning solution which will be designed from the outset with the objective of minimising the demand for travel, especially by private car. The proposal includes 5,000 dwellings. This is a significant scale which ensures the new community is viable and can be designed so it is self-sufficient and self-contained. Necessary day-to-day facilities, services and infrastructure will be provided as part of the scheme. The proposal also incorporates significant opportunities whereby a new passenger rail link can be delivered to CASAEZ – providing sustainable access to employment. The increased patronage on this line, as a result of the new settlement at Llandow, will also positively contribute to the line's commercial viability.

The site's proximity to the existing National Cycle Route 888 (which could connect onto the proposed National Cycle Route 88 which links up with the CASAEZ) also offers up wider opportunities to provide strategic cycle links within the site and the wider area.

The new settlement will be designed so it incorporates a mix of uses which are safe and well-connected - ensuring access for everyone. The proposal can also provide new facilities for existing, rural communities in the immediate

surrounds.

The new settlement at Llandow will ensure access to attractive, good quality housing which meets their needs and any special needs identified e.g. care. The new settlement at Llandow will aim to design places for community interaction – both within the built environment as well as via formal provision of new community facilities to promote the creation of cohesive communities.

A Wales of Vibrant Culture and Thriving Welsh Language

The new settlement at Llandow will be a distinctly Welsh solution for the people of Wales. This new settlement concept has the critical mass to deliver vibrant and distinctive places which are appropriate within the context of the existing historic and cultural heritage but also which creates a special sense of place of its own. This new settlement will aim to draw on the distinctive character of the Vale towns and villages.

The new settlement could include a Welsh speaking primary school, which would contribute to a thriving Welsh Language. The development will also provide other new facilities which will create new opportunities for people to participate in the arts, sport and recreation.

A Globally Responsible Wales

The new settlement at Llandow creates an opportunity to deliver a flagship new settlement concept which draws upon best practice and sustainability principles. Consideration will be given to how the development can adhere to the principles of the energy hierarchy this will include exploring opportunities to incorporate new renewable and/or low carbon energy sources. This approach will help to ensure it contributes towards a globally responsible Wales.

Why is the project of national significance?

Part of the Essential Infrastructure to Realise the Vision for the Enterprise Zone

1. Enterprise Zones play a significant role in Welsh economy. This function is recognised in Welsh Government Plans such as the 'Sectors Delivery Plan' which identifies a number of national sector priorities which are reliant on maximising opportunities in Welsh Enterprises Zones.

Specifically, the Cardiff Airport and St Athan Enterprise Zone is nationally significant and this importance is longstanding. St Athan was identified as a specific Strategic Opportunity Area in the Wales Spatial Plan (WSP) and the future role and function of Cardiff International Airport was also identified in the same document as a key consideration for the rest of Wales' economy. Further to this, it is clear that the Enterprise Zone's vision relates to a larger geography than just the region. Its vision seeks to make this area Europe's centre for aeronautical excellence and a catalyst

for growth. Therefore it is clear this Enterprise Zone fulfils a national role and should be identified in the NDF.

As part of this, the 5,000 dwelling new settlement at Llandow is inextricably linked with this Enterprise Zone. It has the potential to provide essential infrastructure to support its long-term success and delivery of its vision for Wales. The scale of this new settlement at Llandow would help meet the increased demand for new homes and community facilities the CASAEZ workforce will require. Furthermore, the critical mass offered by the new settlement at Llandow will deliver a new passenger service which can tie in with the proposed Cardiff Capital Metro stop at the Enterprise Zone. This will help to ensure workers can access the Enterprise Zone in a sustainable manner. The new population at Llandow, who will be using this line, will help to increase the railway line's commercial viability, in turn supporting its long-term sustainability and the frequency of services to the Enterprise Zone

The new settlement at Llandow should be identified in the NDF as an essential piece of the infrastructure needed to realise the Enterprise Zone vision. . It is at this (5,000 dwelling minimum) scale, that the development becomes self-sustainable and able to deliver significant social and physical infrastructure which warrants identification in the NDF.

Nationally significant benefits and impacts

2. The new settlement at Llandow is a privately funded delivery model which comprises £675m of private construction investment and would create 6,685 person years of construction employment over the build period. This would contribute significantly to current job figures in Wales. The new settlement at Llandow would comprise one of the biggest housing-led investments in Wales and therefore should be recognised in the NDF.
3. The new settlement at Llandow will incorporate a significant package of new infrastructure worth in excess of £250m including a rail link which connects onto the line with the new Enterprise Zone Cardiff Capital Metro stop. A rail report was submitted to the Council back in 2007 which showed that a new railway halt was feasible. This infrastructure scale is significant and requires identification in the NDF and determination at the national-level.
4. The new settlement at Llandow proposal has the potential to make a significant contribution to achieving the Future Generations Act goals (as demonstrated in the response to the earlier question in this form) and therefore contributions towards sustainable development outcomes.
5. The proposal makes a nationally significant contribution to kick-starting the delivery of homes for Wales – including affordable homes.

“The delivery of housing remains one of the highest priorities of this Government” (Heads of Planning Letter from Lesley Griffiths, Cabinet Secretary for Environment and Rural Affairs, dated 23rd February 2017).

However this is set against a context where Wales is under-delivering homes. The latest projections indicate an annual need for 8,500 dwellings, with NLP's index approach indicating this should increase to 11,661 homes. This compares against a national delivery rate of 6,900 homes in 2015/16, which is a significant under-supply of homes.

New settlements can be a significant contribution towards this key Government priority and the NDF offers an opportunity whereby their role can be recognised and their delivery accelerated.

The new settlement at Llandow would significantly contribute towards the Welsh Government's 20,000 affordable homes target as well as wider open market requirements.

The contribution of this new settlement is therefore nationally significant and warrants identification in the NDF. It's identification in the NDF would set out a clear signal of intent in addressing this important Government priority and needs to be identified in the NDF to provide direction to the next tier of the Plan system.

Unique Exemplar Development

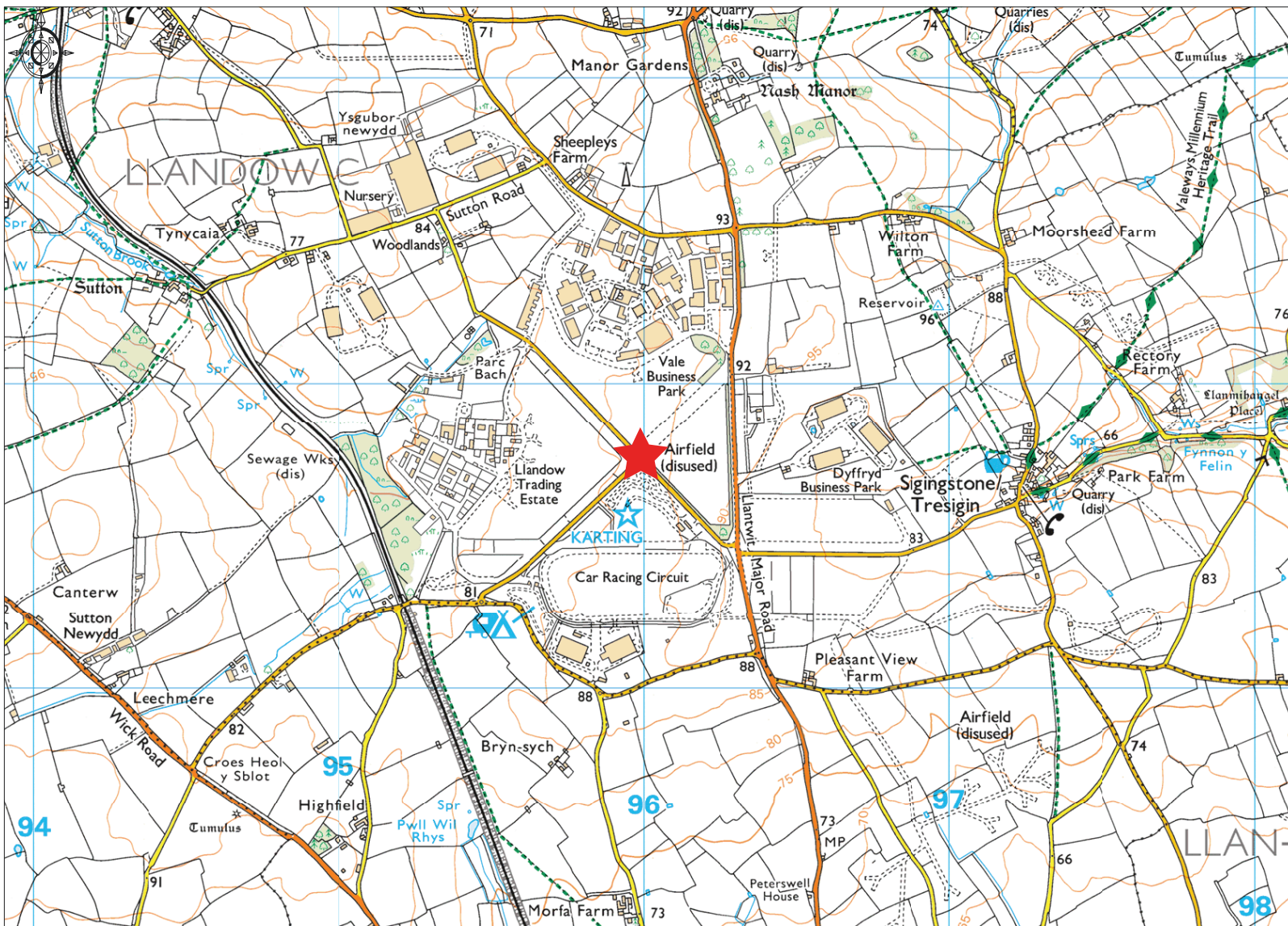
6. The new settlement at Llandow offers a unique opportunity which could comprise an exemplar for Wales – showcasing nationally significant best practice and innovation. This warrants identification in the NDF.

To Deliver a Timely Decision

7. The proposal is acceptable in the context of PPW. Without identification in the NDF, a decision on the new settlement at Llandow could be delayed by an additional 10 years. Identification in the NDF, and potentially as a Development of National Significance, will help accelerate delivery of this important new settlement and the benefits it will bring.

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, this submission may be made available to the public.



Key

Potential location of the
new settlement



LICHFIELDS

Project A new settlement at Llandow

Title Site Location

Client Redrow Homes & Landowners

Date 7th March 2017

Scale 1:20000 @ A4

Drawn by SV

Drg. No. IL31511_01

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WE31511

A NEW SETTLEMENT AT LLANDOW

A flagship new settlement to support the long term success of the Cardiff Airport and St Athan Enterprise Zone

THE PROPOSITION



Comprehensive new settlement of circa **5,000 dwellings** including **affordable dwellings**.



Strategic location close to the nationally significant Cardiff Airport & St Athan Enterprise Zone and other strategic transport links e.g. on rail line between Bridgend and Cardiff, close to Enterprise Zone Cardiff Capital Metro, National Cycle Routes.



£675m private led construction investment and **new infrastructure provision in excess of £250m** including a railway link



Desire to work with the local community and the Vale of Glamorgan Council in developing the new settlement plan



High quality and sustainable design which draws on best practice principles and sustainable building design



WHY A NEW SETTLEMENT AT LLANDOW?



Part of the **essential infrastructure which underpins the long-term success of the Cardiff Airport & St Athan Enterprise Zone** by providing sustainable access to a workforce.



A distinctly Welsh **new settlement exemplar opportunity**



Ability to act as a **catalyst to help kick-start new infrastructure delivery and housing delivery** in Wales



A **deliverable strategic regeneration opportunity** on an underutilised brownfield site



Makes significant contributions to **Wales' Well-Being Goals**.



DELIVERY TRAJECTORY (On assumption the new settlement at Llandow is in the NDF)



“The delivery of housing remains one of the highest priorities of this Government”

Lesley Griffiths Cabinet Secretary for Environment and Rural Affairs

ECONOMIC IMPACTS



CONSTRUCTION



£675m
Construction value



6685 PERSON YEARS OF CONSTRUCTION EMPLOYMENT
over 20 year build period, equivalent to 670 FTE jobs



£85m GVA
Expected economic output per annum from direct and indirect construction jobs



500 INDIRECT JOBS
equivalent to 1000 FTE jobs

A NEW SETTLEMENT AT LLANDOW

A flagship new settlement to support the long term success of the Cardiff Airport and St Athan Enterprise Zone

WHY DOES A NEW SETTLEMENT AT LLANDOW NEED TO BE IDENTIFIED IN THE NDF?

Part of the Essential Infrastructure to Realise the Vision for the Enterprise Zone

- Provides a local opportunity to house the Enterprise Zone workforce. Delivery of a new rail link which links up with the new Enterprise Zone Metro stop will ensure workers can access the Enterprise Zone in a sustainable manner. The increased patronage on this line will also help to increase the railway line's commercial viability and the frequency of rail services to the Enterprise Zone.















- Would constitute 72% of Wales’ annual housing delivery in 2015/16 and would significantly contribute towards the Welsh Government’s 20,000 affordable homes target.
- This scale and impacts are larger than local and strategic levels – and are nationally significant. Therefore the new settlement at Llandow needs to be identified in the NDF. This will provide the direction for the next tier of the Plan System.

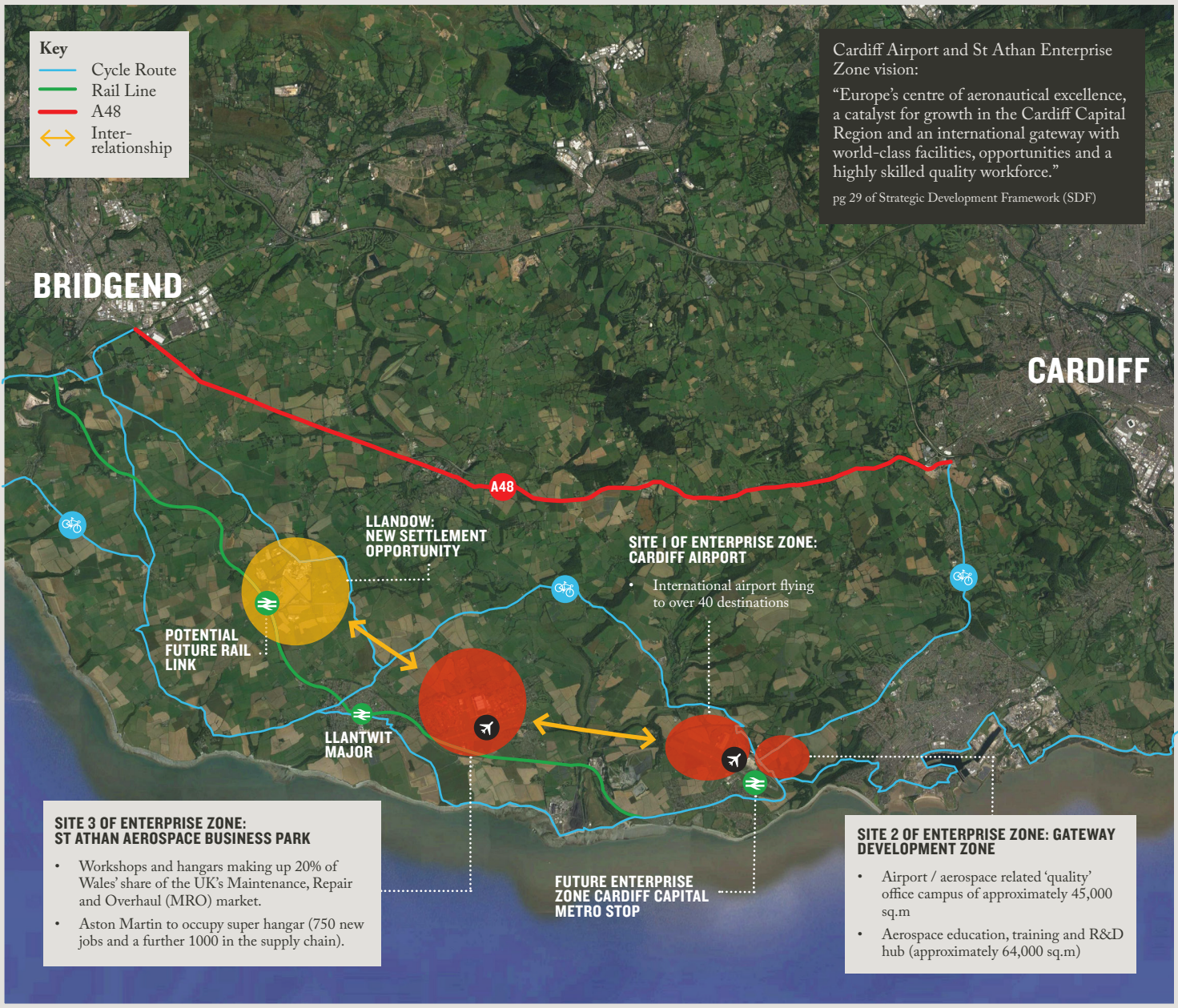
Unique exemplar development

- A unique opportunity which can be used as a exemplar for Wales – therefore it is nationally significant and should be identified in the NDF.

To deliver a timely decision

- Without identification in the NDF, a decision at Llandow could be delayed by an additional 10 years. Identification in the NDF will help accelerate delivery of this important new settlement and the benefits it will bring.

Well-Being Goals	Llandow contribution	
<div></div> <div>A Prosperous Wales</div>	<p>Delivery of a new settlement at Llandow complements the Welsh Government’s economic growth aspirations for the Cardiff Airport and St Athan Enterprise Zone, a scheme of national importance. It will provide a sustainable opportunity to meet the increased housing pressures that will arise from the success of the Enterprise Zone.</p> <p>The new settlement will provide a new station and the critical mass to support an improved passenger service which can tie in with the proposed Cardiff Capital Metro stop at the Enterprise Zone. This will help to ensure workers can access the Enterprise Zone in a sustainable manner but also supports the long-term sustainability of the rail service between Cardiff, the Airport, Enterprise Zone, Llandow and Bridgend.</p> <p>This flagship development can deliver an innovative sustainable settlement which draws on sustainable building standards. This will assist in creating an innovative and local carbon society – part of a prosperous Wales.</p>	
<div></div> <div>A Resilient Wales</div>	<p>The proposal will provide the critical mass necessary to underpin the Enterprise Zone’s vision. This development will also act to support the long-term viability of the rail line which will service the Enterprise Zone, by increasing its patronage.</p> <p>A significant proportion of the site is underutilised brownfield land. Therefore its development would help to limit the use of greenfield, agricultural land to meet future housing demand.</p> <p>New green infrastructure opportunities will enhance the natural features on the site and this well-designed settlement will include sustainable design features and draw upon best practice in terms of sustainable drainage systems to ensure climate change resilience for the future.</p>	
<div></div> <div>A Healthier Wales</div>	<p>It will be designed with health impact in mind. Opportunities for encouraging walking and cycling and ensuring access to open space for mental well-being will be considered from the outset. Adequate provision will also be made for new recreational as well as health care facilities.</p>	
<div></div> <div>A More Equal Wales</div>	<p>Delivery of a comprehensive proposal which promotes sustainable access to a range of uses. Its proximity to the Enterprise Zone and opportunity to provide a rail link to the new Cardiff Airport Cardiff Capital Region Metro stop in particular will ensure sustainable access is provided to high quality jobs.</p> <p>Provision of 5,000 dwellings (including affordable units) will kick-start housing delivery – on a nationally significant scale.</p>	
<div></div> <div>A Wales of Cohesive Communities</div>	<p>It offers a comprehensive planning solution designed with the objective of minimising the demand for travel. It incorporates a new station to link up with the new Enterprise Zone stop which will provide sustainable access to employment. Extending the near-by National Cycle Route 88 offers up wider opportunities to provide strategic cycle links within the site and the wider area.</p> <p>It will provide access to good quality housing which meets needs and offers places for community interaction.</p>	
<div></div> <div>A Wales of Vibrant Culture and Thriving Welsh Language</div>	<p>It will provide the critical mass to deliver vibrant and distinctive places appropriate within the context of the existing historic and cultural heritage. The development will provide new opportunities for people to participate in the arts, sport and recreation.</p>	
<div></div> <div>A Globally Responsible Wales</div>	<p>The concept will draw upon best practice and sustainability principles.</p>	



Cardiff Airport and St Athan Enterprise Zone vision:
"Europe's centre of aeronautical excellence, a catalyst for growth in the Cardiff Capital Region and an international gateway with world-class facilities, opportunities and a highly skilled quality workforce."
pg 29 of Strategic Development Framework (SDF)

THE ALTERNATIVE – DO NOTHING OPTION

Lost Opportunities:

- significant new infrastructure in excess of £250m
- proactive delivery and action
- a planned proposition, considered at the level which will experience the impacts and benefits – the national level.
- realising the regeneration benefits of making use of underutilised brownfield land.

Risks:

- continuing to undersupply housing and affordable housing.
- the success of the Enterprise Zone could be stifled by the lack of sustainable access to a workforce.

WHY IS THE OPPORTUNITY NOW?

- The Enterprise Zone was recently designated therefore a settlement at Llandow needs to be delivered in the shorter-term to maximise its contribution to the Enterprise Zone.
- The NDF is the means by which delivery at Llandow can be delivered without any unnecessary delay. Inclusion within the NDF will set out a clear intent at the national level for realising this delivery.
- A settlement at Llandow is an opportunity to develop a comprehensive solution to deliver a step-change in housing and infrastructure delivery.