

Former Evans Halshaw Garage, East Bay Close, Cardiff.

Planning Statement – Proposed Redevelopment to Provide
Student Accommodation.

On behalf of JEDS Investments

Revised April 2018

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1. Introduction.

1.1. This Planning Statement is submitted in support of a detailed planning application for the redevelopment of the site of the former Citroen Car dealership at East Bay Close, Cardiff to provide student accommodation. The purpose of this Planning Statement is to describe the development proposal and to examine the planning issues arising from the proposed development. The scope of this Planning Statement is to justify the proposed development in light of relevant national and local planning policy.

1.2. This Planning Statement addresses key issues of principle in relation to the proposed development. The application is also supported by reports addressing the following:

Design and Access Statement – KDP Architects
Noise and Vibration Surveys – Hunter Acoustics
Arboriculture Assessments – Andrew Harker Assoc.
Air Quality Assessment - Aether
Landscape Design – Exterior Architecture
Flood Consequence Assessment – RVW
Drainage Strategy - RVW
Transport Statement & Travel Plan – ADL Traffic Engineering
Daylight/Sunlight Study – Right of Light Consulting
Ecology – Middlemarch Environmental
Geo-environmental Desktop Study – Earth Environmental

None of the above reports identify any reason why the application proposal should not be supported in principle, subject to appropriate conditions. The findings of the individual reports are not repeated in this Statement, rather, they should be read as freestanding documents in support of the application.

2. Location and Site Description

- 2.1. The proposed development site is at 1 East Bay Close, Cardiff. The application premises were constructed as a purpose built motor vehicle showroom with related workshop facilities, as such, the buildings are of a relatively specialist nature which limits their appeal to many businesses.
- 2.2. Aside from the recent temporary use of the site for car sales, the premises have been vacant since 2009 when the previous dealership relocated to a more appropriate location in Cardiff.
- 2.3. The application site is allocated in the Local Development Plan as an Existing Employment site under Policy EC1 (EC1.22 – Garth Industrial Estate). The Policy seeks to protect such sites for B use class employment generating activities. However, the site now benefits from an extant Planning Approval (subject to S106), granted in November 2017 (17/01300/MJR).
- 2.4. The application site is adjacent to the Central Link Road A4234 and South of the Cardiff Central Railway Station Main Line. The site is in a very prominent central location, that offers direct access to employment, leisure, shopping and major transport links.
- 2.5. The site is also located in close proximity to Cardiff's Universities; within 10 minutes walking distance from University of South Wales Campuses (Atrium and Atlantic House) and Cardiff City Centre and within 20 minutes' walk from the campuses of Cardiff University (north of the City Centre).
- 2.6. North of the site is the main London to Swansea Railway Line. To the east the site is bound by an industrial building and to the south by an electricity substation and Tyndall Street/East Tyndall Street roundabout. To the west of the site is the elevated Central Link Road (A4234). The site is accessed from East Bay Close via Tyndall Street/East Tyndall Street roundabout for vehicles, cyclists and pedestrians.

3. Development Proposal

3.1. JEDS Investments believe there is a justification to increase the number of rooms offered at this development as, although the application proposal is not a residential use in the strict sense of the definition within TAN1: Joint Housing Land Availability Studies, housing land availability considerations are relevant to this proposal. Given that students comprise 10.8% of Cardiff's population (para 2.1 of LDP) it is, perhaps, surprising that the LDP does not directly address their needs.

3.2. However, the latest housing land availability study for Cardiff (2016) concludes that Cardiff has just a 3.8 year supply of housing against the minimum five year requirement. Paragraph 6.2 of TAN1 states that in such circumstances: *"the need to increase supply should be given considerable weight when dealing with planning applications."*

3.3. Whilst it is usually the case that this guidance is applied to residential applications that would improve the supply of housing land directly, it is clear that the guidance is not so specific and should, therefore, be applied to all applications that would have a positive impact on land supply, directly or indirectly.

3.4. This new application proposes an increase of 13%, with the split between cluster and studio rooms as follows:

	Studios	Cluster Rooms	Accessible Rooms	Premium Rooms
Extant	455	218	38	N/A
Proposed	308	443	41	11

3.5 Landscaping, leisure facilities and car parking are also proposed, along with all ancillary facilities expected in a modern Student development.

4 Planning Policy Considerations

4.1 The provision of a purpose-built development of student accommodation will not only improve the quality and availability of accommodation for students, who are a significant and important element of the local population, but it also has the potential to release dwellings back into the traditional housing market which are presently occupied by students. The scale of the effect is impossible to predict accurately, but a development on the scale proposed could, clearly, have a significant impact on the availability of housing and, therefore, “considerable weight” should be attached to this factor in considering this application.

4.2 Policy H6 of the LDP relates to the change of use or redevelopment of redundant premises or land to residential use and indicates that this will be permitted where a series of five criteria are met:

4.2.1 *No overriding need to retain the existing use* – This is the same test as set out in EC3 and the marketing clearly demonstrates that is satisfied.

4.2.2 *The resultant residential accommodation and amenity will be satisfactory* – The proposals will result in high quality specialist accommodation for students in an appropriate location.

4.2.3 *No unacceptable impact on the operating conditions of existing businesses* – It has already been commented at 2.3 above that this requirement has been removed.

4.2.4 *Necessary community and transportation facilities are accessible* – The submitted TA confirms that the site is sustainably located in relation to a full range of facilities, not least, the education facilities themselves for access by foot and cycle and that some modest improvements to the local pedestrian facilities can bring forward improvements for the benefit of everybody.

4.2.5 *There are no unacceptable risks associated with ground contamination* – Whilst the ground investigation recommends further site investigation, which could be conditioned, it does not identify any reason why the proposed development would not be an acceptable use for the site.

4.3 The proposal is, therefore, considered to be entirely consistent with Policy H6.

4.4 For all of the above reasons it is clear that, following prolonged marketing, there is no longer any justification for the application site being retained for

employment use. Relevant policy, clearly allows in such circumstances that sites should be allowed to be reused for alternative appropriate uses. The proposed student development is clearly an appropriate use in this case and will bring benefits both in terms of the provision of student accommodation and through increases in the stock of traditional housing.

4.5 The principle of this development should, therefore, be viewed as acceptable.

6 Conclusion

6.1 This Planning Statement is limited to a consideration of the principle of the proposed development from a policy perspective on the application site, other detailed issues in association with the design and related matters are addressed in separate reports.

3.2. It is clear that both National and Local policy recognises the need to make use of employment land in circumstances where future employment use appears unlikely.

3.3. The application site has been marketed for a prolonged period of time with no significant market interest, it is clear that it is now appropriate to look towards an alternative use for the site such as that proposed in this application.

3.4. Policy H6 sets out a series of criteria that should be met in relation to the redevelopment of sites for residential purposes, the application proposal meets all of the criteria.

3.5. Furthermore, the housing land shortfall within Cardiff means that the enhancement of the housing land supply that would arise as a consequence of the application proposal proceeding should be given “considerable weight” in the consideration of this application.

3.6. For each of the above reasons this should be viewed as an appropriate proposal in principle and, in the light of its suitability in all other respects, as demonstrated in the plans and other supporting documents, it should be granted planning permission.