

5.6 Community Consultation

PUBLIC ENGAGEMENT

Prior to the submission of the outline planning application, the applicant undertook early public consultation to inform the emerging proposals. A summary of the extent of consultation undertaken is set out below. Drop-in sessions took place within an existing retail unit of the phase 1 development on:

- 29th July between 3 and 7pm
- 3rd August between 4 and 7pm

At the drop-in sessions, members of the St. Modwen Developments team and a member of the appointed planning consultancy team from Savills were available to discuss the proposals with residents. Boards displayed the progression of the scheme. The sessions were advertised on the St Modwen's Coed Darcy website, via the Management Company for phase 1 and a letter was posted to every resident in phase 1. It is estimated that 50+ households attended and to date, 12 feedback forms have been received.

Separate to these events, regular meetings have taken place the Working Group which is made up of residents and the Local Ward Councillor for Coedffranc West. The key messages to come out of these sessions were:

- Residents want to see the character and identity of Coed Darcy preserved through the next stages of development;
- Residents were happy that proposals are coming forward for the next stages of development; opportunities to further build the local community;
- Residents want to see a local shop; and
- Residents want to see the school come forward.

This engagement process was important in shaping the proposals and full details of the discussion. The boards which were presented can be found opposite.

PRE-APPLICATION DISCUSSIONS

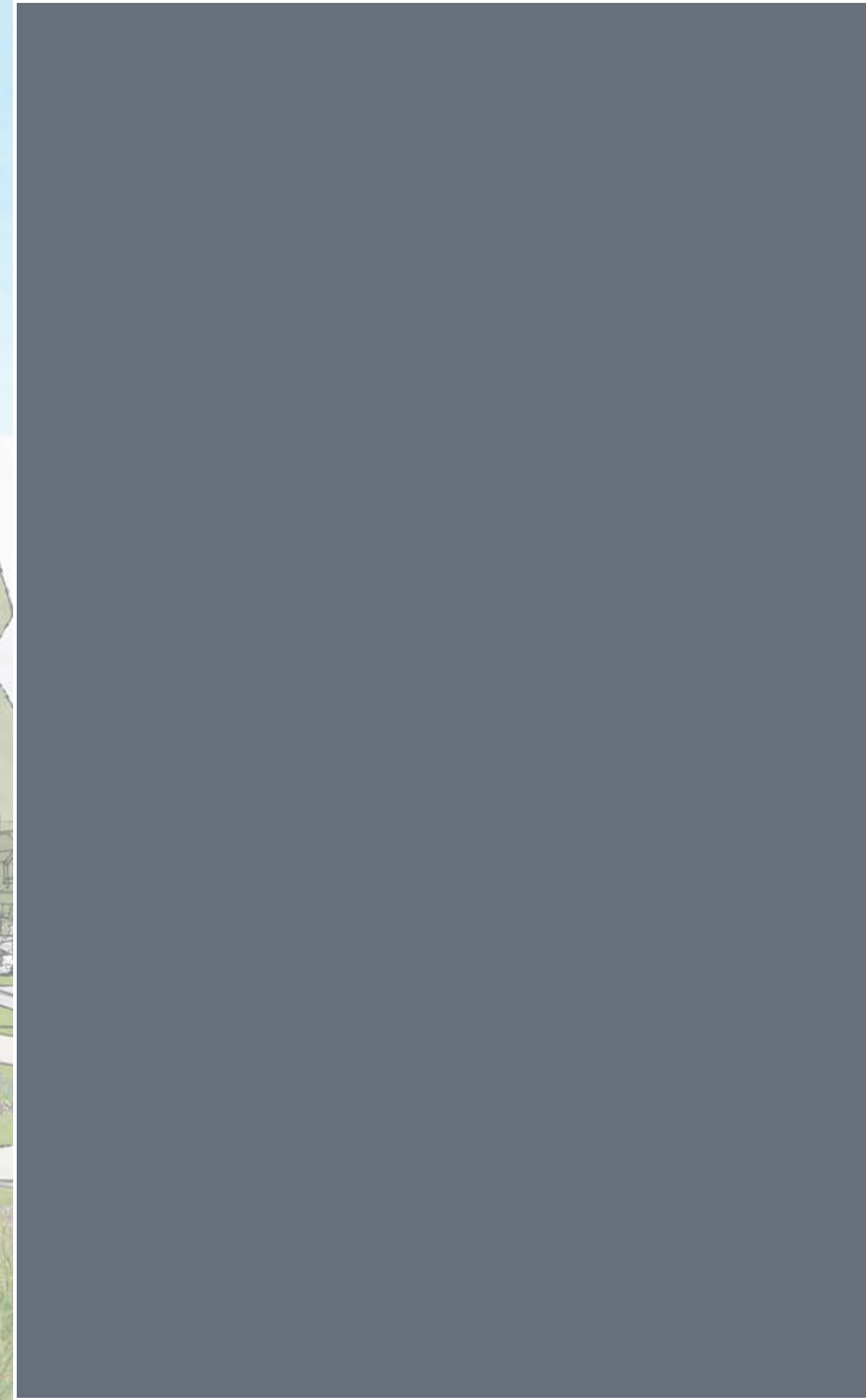
Bi-weekly meetings have taken place with NPT and a number of planners and other officers since April 2021. Planning officers, policy officers, ecology officers, drainage officers, transport officers, education officers plus others have all been in attendance at various points.

DESIGN REVIEW PANEL

The initial scoping proposals were tabled with the panel of the Design Commission for Wales (DCFW) on 13th May 2021. DCFW response was positive; they endorsed opportunities to create a '15 minute' neighbourhood and they encouraged to develop a movement strategy to avoid car domination and integration of the green infrastructure through the street hierarchy.

A second DCFW review was held on the 14th Oct. 2021 to review the progress and integration of previous comments. There were no comments received on the content and structure of the masterplan, with the discussion focusing around the next stages to establish successful delivery of the vision. These comments were considered fully in the formation of the masterplan forming part of this application.





6 The Proposal

6.1 The Illustrative Masterplan

This section sets out design guidance to inform the detailed design of Illustrative Masterplan opposite. Below is a summary of the key elements of the masterplan.

DEVELOPMENT

- 1. New three-form entry primary school with potential for sports facilities managed for wider community use.
- 2. Potential local centre uses (with residential use above).
- 3. Higher density housing along main spine road forming gateway into the site.
- 4. Medium density housing to form body of site.
- 5. Low density housing in more sensitive areas (to benefit amenity of adjoining residents and around landscape edges).
- 6. Landmark buildings with flexibly designed ground floor for potential commercial use dependent on demand and residential use above.
- 7. Potential extra care / mixed use residential.
- 8. Additional Commercial units extension to Coed Darcy Business Park.

ACCESS

- 9. Primary vehicle access via Ffordd Coed Darcy onto the B4290.
- 10. Secondary vehicle access to the Northern parcel from the B4290.
- 11. Pedestrian / Cycle footbridge over the railway line.
- 12. Tree-lined main spine road.
- 13. Network of new paths and trim trails to encourage informal recreation, including around residential edges.
- 14. Pedestrian/cycle access connection to Skewen.
- 15. Pedestrian/cycle access connection to Tank Farm Road.
- 16. Pedestrian/cycle access connection to Llandarcy.
- 17. Potential pedestrian/cycle access connection to Jersey Marine (subject to funding).
- 18. Potential pedestrian/cycle access connection to Heol Crymlyn (subject to funding).
- 19. Tree-lined secondary green street.
- 20. Off road cycle route.

LANDSCAPE

- 21. Retained / enhanced areas of woodland.
- 22. Ancient woodland retained.
- 23. New areas of woodland creating continuous buffer.
- 24. Existing hedgrow retained / enhanced.
- 25. Landscaped bund.
- 26. Attenuation basin surrounded by new and retained planting.
- 27. Community civic space at the centre of the development containing retaining 'Amphitheatre' feature.
- 28. Incidental public open space responding to Neighbourhood needs.
- 29. Retained prominent rockface.
- 30. Terraced plateaux with the opportunity for mini ecology areas for biodiversity and educational benefit.
- 31. Natural play opportunities within wider landscape.
- 32. New planting and retained hedgerow.
- 33. Accessible central park alongside sports pitches.

ECOLOGY

- 34. Green Infrastructure design lead by delivering ecological connectivity, including across the wider Coed Darcy site and wider landscape.
- 35. Extensive western green buffer to function as dispersal corridor for faunal species.
- 36. Creation of dedicated ecology areas with no public access.
- 37. Open space to deliver extensive early successional habitat with floristically rich dry grasslands.
- 38. Significant topographical diversity to be designed into semi-natural greenspace to maximise micro-habitat diversity.
- 39. Network of wetland habitats to provide optimal amphibian habitat.
- 40. Integrated ecological features within main development footprint to include living roof habitat, nesting and roosting boxes.



Illustrative Masterplan



6.2 Landscape & Green Infrastructure

Throughout the design development process Green Infrastructure Constraints and Opportunities, including Landscape, Ecology, Drainage and Arboricultural issues, have evolved to inform the developing masterplan at each stage of its development. This Green and Blue Infrastructure approach has culminated in the GI Masterplan for the site, which illustrates the complex relationship of the above integrated topics with the main aims summaries below:

1. Minimising the need to remove existing trees, scrub and woodland, with particular emphasis on class 'A' & 'B' trees, Ancient Woodland and habitat corridors
2. Retain the most valuable habitat areas and protect them from future pressures
3. A distinct area of site, to the south west, has been identified from Ground Nesting Bird habitat enhancement with controllable recreational access
4. Principal 'Green Corridors' for habitat linkage and species distribution have been identified outside and edging development parcels with the opportunity for direct garden and structure connections for hedgehogs and common bird and bat species
5. The major woodland resource is retained and available for enhancement through management, to secure and enhance its biodiversity and recreational value
6. A network of recreational routes, connecting the development with the principal landscape resource and off-site routes has been identified
7. The attenuation strategy has been developed to integrate with the development, POS, landscape and ecological aims, benefiting the community
8. A neighbourhood based hierarchy of Green Streets and POS, linked to the wider GI structure, have been developed to be integral with the masterplan
9. The creation of linked ponds and enhanced island features to an existing water body will enhance habitat for targeted species and interpretive value
10. The Micro-climate context of development parcels has been considered, to provide shelter belts, attenuation and a degree of visible and accessible landscape context, linked with Reserved Matters landscape structure of trees, hedges and swales, to provide improved micro-climate and direct connection with nature
11. Play is focused on 'natural play', with the opportunity for some formal play in POS, with the ability to integrate this with the wider GI resource and new recreation path network.

