



Land East of Pyle

Land Density and Housing Numbers Paper

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The development will be a sustainable, vibrant and cohesive community with a range of local facilities, leisure opportunities and open spaces within easy reach.



A more recent allocation and development, Llanilltern Village is providing the following:

- A total development site of 68 hectares gross
- A residential component of 1,500 homes over 33 hectares, with an average development density of 41 dwellings per hectare (this excludes homes included within the mixed use local centre)
- Densities across the site range from 25 to 45+ dwellings per hectare. The majority of the site is agreed to deliver housing at 40 to 45 dwellings per hectare.

The site was allocated in Cardiff's LDP, has outline planning permission and has been subject to subsequent reserved matters applications. The first phase is partially completed.



Approved outline masterplan for Llanilltern Village at Junction 33 of the M4, Cardiff

Density Rationale

To enable the calculation of the overall anticipated housing numbers, the masterplan has been further refined to enable development parcels or areas to be quantified using a density that is broadly consistent with an overall strategy on character and street hierarchy. These areas are demonstrated on the plan accompanying this paper in Appendix 2 and further explained below.

Low Density

The visually sensitive site edges are to adopt a character more in-keeping with a rural or semi-rural development edge. It is anticipated that properties in these locations are primarily large, detached properties set in a larger than average plot. Semi-detached properties and bungalows could feature in these locations. Treoes in Bridgend is a good example of this edge of settlement, semi-rural low density development. We anticipate densities reaching an average of 24 dwellings per hectare in these locations.

Area of anticipated low density housing = 6.7 hectares. Housing numbers = 161

Medium Density

The main body of the site represents housing built efficiently to create a wide variety of coherent streets and spaces. It is anticipated that these areas will comprise a mixture of detached, semi detached and terraced housing. We anticipate densities reaching an average of 38 dwellings per hectare. This density is comparable to many large areas of Parc Derwen in Bridgend.

Area of anticipated medium density housing = 36.3 hectares. Housing numbers = 1,380

High Density

The masterplan anticipates a high density around the spine street running through the development and in close proximity to the local centre, schools and other mixed use areas.

Pockets of higher density will be situated around the site in key locations to add variety to the townscape, enhance legibility and add character. It is anticipated that the built fabric will be made up of a mixture of apartments, townhouses, terraces, with fewer semi-detached detached houses.

We anticipate densities reaching an average of 45 dwellings per hectare. This is comparable with many higher density, urban developments built in the last 10 years such as Ninian Park in Cardiff and phases of Plasdwr such as Cae St Fagans and Cwrt Sant Ioan

Area of anticipated high density housing = 8.7 hectares. Housing numbers = 392

Local Centre / Mixed Use Areas

We anticipated an average density of 50 dwellings per hectare within the area defined as mixed use. The density calculation in this location is consistent with the Local Centre at St Ederyn's, Cardiff and the emerging local centre for Llanilltern Village at Junction 33, Cardiff. It includes for ground floor non-residential uses and upper floor apartments, typically at three storeys. A high enough density to support a range of shops, businesses and community facilities in this location is crucial.

Area of mixed use = 1.4 hectares. Housing numbers = 70.

Note: The areas used above are net areas that encapsulate the local highways network needed to serve the plots as indicated on the drawing. Strategic, primary infrastructure such as the main spine roads are excluded from these calculations. Public open space, play areas, primary SuDS drainage and basins are all excluded from the area calculations.

Summary

- Low density housing = 6.7 hectares. Housing numbers = 161
- Medium density housing = 36.3 hectares. Housing numbers = 1,380
- High density housing = 8.7 hectares. Housing numbers = 392
- Mixed use = 1.4 hectares. Housing numbers = 70.

TOTAL NUMBER = 2,003

The development will consist of a range of tenure and type of housing at densities ranging from 24 dwellings per hectare up to 50 dwellings per hectare. The majority of the site will be developed at an appropriate 'gentle density' of 38 dwellings per hectare to enable a population suitable of supporting a sustainable mix of uses contained within a neighborhood.

