

Cardiff Edge

We Are Pioneer Group (WAPG)

Planning Statement



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1 Introduction

- 1.1 This Planning Statement has been prepared by JLL on behalf of We are Pioneer Group (WAPG) in support of an application for full planning permission for the proposed development of one new laboratory building (including related office space) and a 'Hub' building at Cardiff Edge. The proposal also includes the removal of units 19 and 20 (totalling 1,872 sq.m).
- 1.2 This application is to facilitate early delivery of new facilities to increase the attractiveness of the Park for future/current tenants. A subsequent Outline Application, to include the whole park, will seek approval for additional buildings and associated improvements and will be submitted at a later date.
- 1.3 The proposed development is landscape-led, in line with wider vision for the area, to create an attractive campus style environment to encourage interaction and biodiversity gain.
- 1.4 There is currently a step change in activity in the life sciences sector, with the UK and Welsh Government's support of the sector having a positive impact on growth. Our client wants to ensure that all their parks have the expansion space to meet demand and contribute towards the creation of new skilled jobs opportunities at each of its Science Parks, including Cardiff Edge.
- 1.5 WAPG is an owner and operator of innovation real estate creating environments in which businesses are more likely to succeed. Its genesis followed the acquisition of BioCity Group, a leading innovation incubator and subsequent merger with Trinity Investment Managements operational platform, Knowledge Factory, to create WAPG. It is the UK & EUs only platform delivering true innovation ecosystems. WAPG is expanding its accelerator programme to help early-stage firms scale up more quickly by navigating them through the early fundraising stages, connecting them with potential partners and promoting tech transfer between universities, research institutions and the private sector.
- 1.6 WAPG has unique knowledge of the UK life science and innovation sectors through their national coverage. This means WAPG is uniquely placed in knowing how to create and grow ecosystems which have the potential to identify and develop five to ten new companies a year at Cardiff Edge, investing several hundred thousand into each successful company through their early-stage development.
- 1.7 The application site is part of a 27-acre business park that comprises life sciences, R&D and office space extending to some 180,000 sq ft across seven buildings which are almost fully let. Existing occupiers include the NHS, Cytiva and Defra. The park consists of a series of two storey offices and warehouses linked by a 'spine' corridor.
- 1.8 Cardiff Council's draft Whitchurch Forest Farm Vision sets out an aspirational masterplan for the business park and surrounding area. The principles (where relevant) set out in the vision have been applied to this proposal. The Vision is landscape-led, encouraging the creation of a green network in and around the site. This vision needs to be balanced against the operational and security requirements of a science park.
- 1.1 WAPG has extensive experience in the design and delivery of large scale, complex life science facilities and is seeking to deliver a greatly improved Life Science Park- working in conjunction with Cardiff Council.

The Application

1.2 A full application has been submitted for:

‘Proposed development of a new two storey office/laboratory building and a new two storey multi-use hub building (café/gym/workspace) with associated parking and landscaping.’

1.3 To inform the application this Planning Statement addresses the following matters:

- Section 2 – describes the site and surroundings
- Section 3 – reviews the relevant planning history
- Section 4 – provides a planning policy overview
- Section 5 – describes the development proposals
- Section 6 – summarises the pre-application discussion
- Section 7 – summarises the pre-application consultation
- Section 8 – assesses the key planning issues
- Section 9 – provides conclusions

1.4 Pre application Consultation (PAC) has been undertaken in accordance with the Planning (Wales) Act 2015, details of which are included in the Pre application Consultation Statement.

Submission Documents

1.5 A full suite of technical assessments has been prepared to inform this application. These assessments include, among others, a Transport Statement, Flood Consequence Assessment and an Arboricultural Statement to support the proposals. Other baseline technical assessments have also been undertaken and submitted alongside this Statement.

1.6 In line with the Council’s validation requirements, the following supporting information is provided:

- Plans/Drawings
 - Site Location
 - Location Plan;
 - Site Layout Plan or Block Plan;
 - Existing & Proposed Elevations;
 - Existing & Proposed Floor Plans;
 - Existing & Proposed Sections;
- Landscaping plans
- Design & Access Statement
- Planning Statement
- Transport Statement (incl. Parking & Access Arrangements Plan)
- Travel Plan
- Phase I Ground Conditions

- Drainage Strategy/Flood Consequences Assessment
- Preliminary Ecological Assessment
- Energy Statement
- Tree Survey/Arboricultural Impact Assessment
- Pre-Application Consultation Statement

2 Site Description and Surroundings

- 2.1 Cardiff Edge is located in a highly accessible location, approximately 6 miles to the north west of the city centre, in close proximity to the A470 and Junction 32 of the M4 motorway.
- 2.2 The River Taff runs alongside the site to the west, adjacent to the well-used Taff Trail, which provides excellent active travel links. A landscape buffer sits in-between Cardiff Edge and the River, although it is understood from discussions to date that there is an aspiration to open up the area and improve the way in which Cardiff Edge integrates with its surroundings.
- 2.3 Approximately half of the site is leased to Cytiva and within this area are labs and offices are occupied.
- 2.4 Outside of the Cytiva land are further labs and offices, some of which are vacant. Building CD1 (please see Existing Site Plan ref. 21430-0201) is leased to the NHS and includes the car park area to the north west of the building, occupying the north western corner of the site. It is important to note that this car park cannot be utilised by other occupiers.
- 2.5 Longwood Drive wraps around the site to the north, west and south. To the north east of the site is the ASDA Superstore and petrol filling station. Longwood Drive continues to connect to the Coryton Roundabout which links directly onto the M4 (east and West) and northwards onto the A470.
- 2.6 To the east of the site is Longwood Nature Reserve and a River Taff tributary (Melingruffydd) runs to the south, neighbouring Longwood Drive. The Glamorganshire Canal is located within Longwood Nature Reserve and is approximately 110m (at its closest point) from the boundary of the eastern part of the site.
- 2.7 The Radyr Weir (part of the Radyr Hydro Scheme) sits off the bottom western corner of the site, whilst Radyr Train Station is situated to the south, beyond the River Taff, and is easily accessible by foot, being a pleasant 15minute walk.



Figure 1 – NRW Flood Risk Map

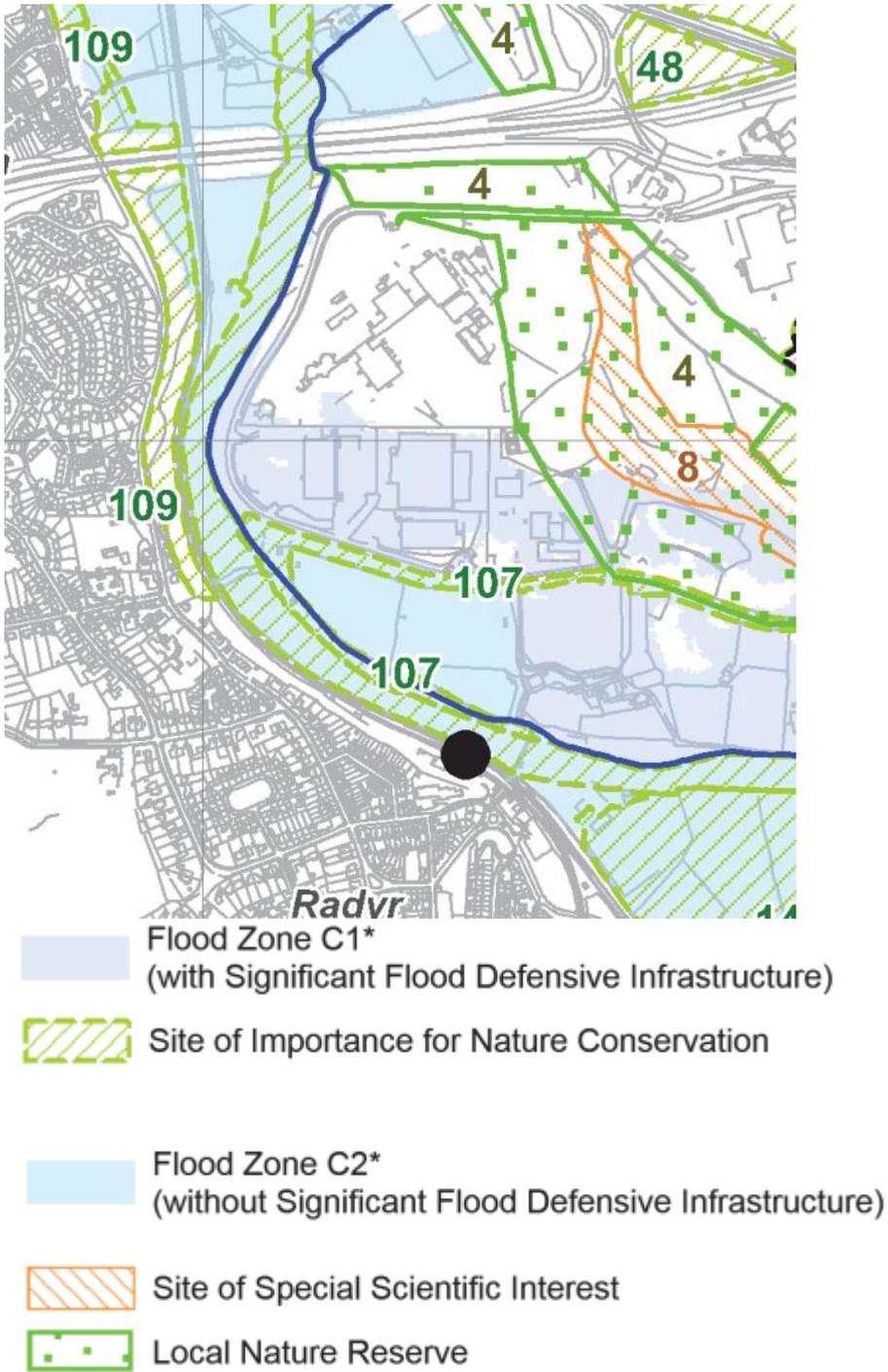


Figure 2 – Constraints Map

3 Planning History

3.1 There are a number of planning applications relating to the application site, as listed below.

Table 1 – Planning History for the application site

Planning Application Reference	Address	Development Description	Decision	Decision Date
00/02322/N		Construction of glazed lobby under existing entrance canopy and construction of glazed lobby to rear entrance	Granted	29/12/00
00/02409/N		Provision of a temporary building incorporating office, meeting room toilet facilities and kitchen for a period of 3 years	Granted	19/01/01
03/00851/W		Single storey extension (portal frame structure) styled to match the existing building	Granted	04/06/03
04/00652/W		Temporary building	Granted	26/04/04
07/00588/W		Temporary proprietary office facility comprising 12 modules linked to from an open plan office continuation of planning permission	Granted	04/06/07
09/02150/W		Installation of plant and machinery and installation of 2 new fire escape doors	Granted	29/01/10
11/1552/DCO		Prior notification for the demolition of buildings	Prior Approval Granted	
12/00622/DCO		Renewal of temporary consent of office facility as approved under 07/00588/W	Granted	08/06/12
14/02161/MNR	Liquid Handling Centre, The Maynard Centre, Longwood Drive, Whitchurch, Cardiff, CF14 7YT	Demolition of building	Prior Approval Not Required	31/10//14
15/03134/MNR	GE Healthcare, The Maynard Centre, Forest Farm Road, Whitchurch, Cardiff, CF14 7JH	Demolition of existing glass façade gatehouse with smaller, replacement prefabricated gatehouse	Granted subject to conditions	08/02/16

16/01668/MNR		Variation of condition 1 (date by which land is restored to its former condition) of planning permission 12/00622/DCO so that the date at which the land is restored to its former condition is on or before 31/12/20.	Granted	09/09/06
18/01957/MNR	The Maynard Centre, Forest Farm Road, Whitchurch, Cardiff, CF14 7JH	Demolition of existing entrance canopy, construction of a new entrance canopy to an existing building including the construction of a ramped approach, forming a new level entrance to the building	Granted subject to conditions	16/10/18
19/00509/MNR	GE Healthcare, Cardiff Laboratories, Forest Farm Road, Whitchurch, Cardiff, CF14 7YT	Demolition of 4 material handling centre, material centre annexe and waste shelters 3 and 4	Prior Approval Granted	01/04/19

4 Planning Policy Review

- 4.1 This planning policy review sets out local and national policy and legislation relevant to the proposals.
- 4.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990 requires that applications must be in accordance with the development plan unless material considerations indicate otherwise. Planning Policy Wales must be taken into account in the preparation of Local Plans and is a material consideration in planning decisions.
- 4.3 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales. PPW, the TANs, MTANs and policy clarification letters comprise national planning policy.
- 4.4 The local development plan for Cardiff is the Cardiff Local Development Plan (adopted January 2016). The Replacement LDP is in its early stages and therefore will not form any consideration for this application.

National Planning Policy Guidance

Planning Policy Wales Edition 11 (February 2021)

- 4.5 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.
- 4.6 PPW places considerable emphasis on growing the economy in a sustainable manner. The planning system should enable development which contributes to long term economic well-being, making the best use of existing infrastructure and planning for new supporting infrastructure and services. The government, communities and businesses should work together to take a long-term view, integrating and aligning priorities through greater collaboration to achieve sustainable economic benefits that are in line with well-being goals.
- 4.7 Paragraph 2.27 relates to the assessment of sustainable benefits of the development. It states that Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle.
- 4.8 In terms of economic considerations, this concerns the number and type of jobs created, how far the development progresses regeneration priorities and its contribution to wider strategies, the contribution of economic activity and supporting low carbon/sustainable technologies.
- 4.9 Section 3 relates to strategic and spatial choices and states that effective strategic placemaking requires early collective consideration of placemaking issues at the outset.

- 4.10 Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area.
- 4.11 Paragraph 3.55 explains that previously developed (brownfield) land should be used in preference to greenfield sites where it is suitable for development. Its re-use promotes sustainability principles.
- 4.12 In terms of movement, paragraph 4.11 sets out that the planning system should enable access to jobs and services through shorter, more efficient and sustainable journeys, by walking, cycling and public transport. The Welsh Government is committed to promoting sustainable travel options in order to make a considerable contribution to decarbonisation, air quality improvement and improving the health and wellbeing of residents of Wales.
- 4.13 Paragraph 5.4.2 states that the Welsh Government seeks to maximise opportunities to strengthen the foundational economy and that the planning system should be supportive of this aim. Growth in emerging sectors and high value-added sectors are strongly supported. LPAs should consider the role that these sectors play in terms of investment and job creation.

Technical Advice Notes (TANs)

- 4.14 The following TANs are of relevance to this proposal:
- TAN 5: Nature Conservation and Planning;
 - TAN 12: Design;
 - TAN 15: Development and Flood Risk;
 - TAN 18: Transport; and
 - TAN 23: Economic Development.

Local Planning Policy

- 4.15 The relevant development plan is the Cardiff Local Development Plan (LDP) 2016-2026 (adopted January 2016). A launch event was held for the Replacement LDP in May 2021, and a consultation on the strategic options closed in early February 2022. Consultation on the Deposit Plan is not anticipated until October 2023, so whilst the direction of travel will be considered with any future development proposals, the Replacement LDP will not be a primary consideration for this detailed application.

Principle of development

- 4.16 The site is allocated as existing employment land (Policy EC1.8 Forest Farm, Longwood Drive) and its primary uses are B1, B2 and B8. Existing employment land outside of the Central and Bay Business Areas is protected for B Class employment generating uses (together with appropriate ancillary and/or complimentary uses and activities referred to in Policy EC2).

- 4.17 Policy EC2 explains that within employment sites, the provision of open space, public realm, leisure, food and drink and child-care facilities will be appropriate, provided that they are of an appropriate scale and nature intended primarily to meet the needs of workers in the vicinity.

Design

- 4.18 Good quality and sustainable design are addressed under by Policy KP5 which requires development to be of a high quality, sustainable design and must make a positive contribution to the creation of distinctive communities.
- 4.19 The River Corridor engulfs the site from all sides and Policy EN4 seeks to protect, promote and enhance the natural heritage, character and key features of the River, together with facilitating sustainable access and recreation. In the same regard, Policy KP16 looks to protect and conserve green infrastructure and ensure that it is integrated into proposals.

Trees and Green Infrastructure

- 4.20 Policy EN3 states that development will not be permitted where it causes unacceptable harm to the character and quality of the landscape. More significant development proposals require a landscaping scheme to be submitted.
- 4.21 Policy EN8 explains that development will not be permitted where it causes unacceptable harm to trees and hedgerows of significant public amenity, natural or cultural heritage value, or that contribute significantly to mitigating the effects of climate change.

Environmental Constraints

- 4.22 Ecology and biodiversity are covered by Policy EN6 which will only permit development where there is no harm to landscape features of importance for nature conservation. Priority is given to the protection, enlargement, connectivity and management of nature and habitats.
- 4.23 Policy EN7 states that any harm to priority habitats and species should be minimised through mitigation to ensure limited reduction in overall nature conservation.
- 4.24 Water sensitive design considerations is covered by Policy EN10 which states that development should apply water sensitive urban design solutions to include the management of water demand and supply, waste water and pollution, rainfall and runoff, watercourses and water resource, flowing and water pathways.
- 4.25 Policy EN13 states that development will not be permitted where it would cause or result in unacceptable harm in terms of air, noise, light pollution or land contamination.
- 4.26 With regard to flood risk, Policy EN14 sets out that development will not be permitted where it would cause flood risk. Where appropriate, consideration should be given to incorporating environmentally sympathetic flood risk mitigation measures such as Sustainable Urban Drainage Systems (SUDS).

Transport/Highways

- 4.27 Walking and cycling are covered under Policy T1. It supports developments that incorporate connections to existing walking/cycling infrastructure, are of a high quality, sustainable design and provide safe, convenient and attractive walking and cycling connections to existing developments, neighbourhoods, jobs and services. Supporting facilities are also viewed favourably, including signage, cycle storage and showering/changing facilities.

- 4.28 Transport Management Policy T5 requires the safe and convenient provision of a variety of transport options, whilst T6 requires development to not have an unacceptable harm to the safe and efficient operation of the highway, public transport or other movement networks. Policy T7 states that support will be given to development which seeks to improve strategic transport infrastructure.
- 4.29 The Cardiff City Region Metro Network is covered by Policy T9 which states that the Council will seek to facilitate the development of the future regional Metro network within Cardiff and the wider region. Where alignment with this aim falls within part of a development site, the Council will seek to secure provision of necessary infrastructure or safeguard the land required to accommodate the route and mode options for the future.

Supplementary Planning Guidance (SPG)

4.30 The following SPDs are considered to be of relevance to the proposed development:

- Managing Transport Impacts (incorporating Parking Standards);
- Green Infrastructure;
- Ecology and Biodiversity Technical Guidance Note;
- Trees and Development Technical Guidance Note;
- River Corridors Technical Guidance Note;
- Safeguarding Business and Industrial Land and Premises; and
- Planning Obligations.

5 Development Proposal

- 5.1 This application submission relates to the proposed development of one new lab building (including supporting office space) and a 'Hub' building. The proposal also includes the removal of units 19 and 20 (totalling 1,872 sq.m). The development description reads:
- 'Proposed development of a new two storey office/laboratory building and a new two storey multi-use hub building (café/gym/workspace) with associated parking and landscaping.'*
- 5.2 The proposed development is landscape-led, in line with wider area visions, to create an attractive campus style environment to encourage interaction and biodiversity gain.
- 5.3 The new lab building is proposed to be located in-between building CD1 and OA West/East, occupying currently underutilised areas of land. The lab/office building will have a gross internal area of 5,055 sq.m.
- 5.4 The Hub building is proposed within Cytiva leased land, to the south west of Building CD1 and neighbouring Building RP2 to the west. The Hub building will contain a range of facilities including a café, gym, studio and office space and will be centrally located in order to serve the whole of the site equally and provide a range of facilities for workers to enjoy. The hub building will have a gross internal area of 918 sq.m.
- 5.5 Given the removal of units 19 and 20, the proposed development will result in a net increase of 4,100 sq.m of floorspace.
- 5.6 A total of 145 new parking spaces will also be delivered to serve the additional development. There are currently 618 existing parking spaces on site, so the new total would be 763.
- 5.7 A new southern entrance to the site will be provided to allow for better circulation and wider connectivity. It will also relieve some of the traffic flow north of the connecting spine building. The two new buildings will be connected to the spine using existing entry points and a new entry point will be provided to serve the Hub building.
- 5.8 A central cycle route will run through the site, connecting to the Taff Trail and Longwood Nature Reserve, accessible from the north and south. External cycle shelters will also be provided near the entrance of the two new buildings. A new connection will also be provided to the nature reserve.
- 5.9 The proposed new buildings will provide space near each entrance for the parking of 32 bicycles.
- 5.10 The scheme will follow the following design principles:
- Contemporary architecture with simple clean lines and detailing
 - Vertical format fenestration and cladding
 - Legible architecture in elements such as entry points and active frontages.
 - Sustainable measures appropriate to the building typology
 - Breakout spaces from the buildings
 - Integration of the parking within landscape
 - Areas for social interaction and collaboration

- Attractive setting to the buildings
- Use of recycled materials where appropriate
- Biodiversity and sustainability at the heart of the landscape design
- Natural attenuation where possible through landscaping elements such as balancing ponds

5.11 Further information on the proposed development can be found in the Design & Access Statement which supports this application.

6 Pre-Application Discussion

- 6.1 Pre-Application advice was sought from Cardiff Council in March 2022. The scheme details put forward were similar to this proposal, save for the finer details and amendments following from advice received.
- 6.2 Various meetings have been held, both on site and virtually, to set out the proposal and wider aspirations in the context of the aspirations to greatly enhance Cardiff Edge.
- 6.3 A full pre-application response is yet to be received, but preliminary advice has been provided by Planning Officers and Consultees. Those responses can be summarised as follows:
- There are no objections in principle to the proposed land use and general build form proposed
 - In terms of Transport, the amount of car parking proposed exceeds the levels identified in the SPG. Notwithstanding this, the Council accept the increase proposed as long as there is a long-term commitment to reducing car parking in favour of sustainable transport (as and when it becomes available (metro/bus) and when current on-site parking contracts come to an end.
 - With regard to landscaping and trees, a detailed landscaping scheme has been requested to show an implementation programme, scaled planting plans, evidence of no conflict with services, plant schedules, tree pit sections, soil specification and a planting methodology.

7 Pre-Application Consultation

7.1 To be completed following the Pre-Application Consultation (PAC) process.

8 Planning Analysis

- 8.1 As Section 4 of this Statement identifies, national and local planning policies provide a supportive policy framework within which to consider the current development proposals.
- 8.2 Identified below are the likely key planning issues associated with the development having regard to the adopted Development Plan. Regard has also been had to the advice provided by Officers during pre-application discussions. In line with Section 38(6) of the Planning and Compulsory Purchase Act (2004), planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Principle of Development

- 8.3 The site is an existing, underutilised employment land with significant potential to become a renowned and highly successful Life Sciences Park. The principle of intensifying the use of the site, with the construction of new labs and office space, is considered to be acceptable and in accordance with Policies EC1.8 and EC2.
- 8.4 The Hub building will provide much needed complimentary uses to serve the wider park and create a more attractive space for interaction and collaboration. The new lab/office buildings enable greater occupation and instigate further with the Hub acting as amenity provision and catalyst for discussions and innovation.
- 8.5 This application should be considered to be the facilitating application which triggers the start of further investment and future phases of development, while seeking to explore how Cardiff Edge can integrate into the wider area locality and enable greater connectivity having regard to planned infrastructure improvements within the City Region. However, it must be noted that an important characteristic of Cardiff Edge is the secure nature of the site, which needs to be maintained to ensure the attractiveness of the location for current and future occupiers.

Other Policy Considerations

- 8.6 For the proposed development to be acceptable there are other material considerations to address such as design impact and highways and transport. A full consideration of these matters and more are provided below.

Transport

- 8.7 A Transport Statement (TS) has been prepared by Connect Consultants in order to assess the transport impacts of the proposal. The Statement sets out that the site is highly accessible to a range of transport modes. It is surrounded by a network of footpaths and cycleways that connect to the wider pedestrian and cycle network. It also occupies a prominent location within the wider local transport network, given its proximity to the M4 and A470.
- 8.8 The proposed car parking provision is above the maximum standards as set out in the 'Managing Transportation Impacts (Incorporating Parking Standards) SPG. However, the amount of parking proposed is necessary in the short term given existing lease arrangements which would prevent new occupiers from making use of existing parking facilities and to allow the site to function as an attractive and flexible site for future occupiers from the life science industry. Some of the staff that would occupy

the site would not be local to the area. A separate Travel Plan has been submitted in order to monitor the use of the site.

- 8.9 The TS details through a trip generation assessment that the proposal will result in a net increase in trips, showing 28 additional trips during the AM peak hour and 18 additional trips during the PM peak hour. These totals would not result in unacceptable harm to the safe and efficient operation of the highway network, in line with Policy T6.
- 8.10 By virtue of the above, there would be a negligible impact on road safety due to a minimal change in traffic. At pre-application stage, it was confirmed that modelling of Coryton Roundabout need not be undertaken if the proposed development does not exceed 30 two-way trips.

Design

- 8.11 In accordance with key design Policy KP5, the proposal will seek to maximise sustainability, following contemporary architectural character befitting of a science park. Proposed buildings will seamlessly integrate with the wider park and provide an attractive setting, with biodiversity and sustainability sitting at the heart of the landscape design.
- 8.12 A Design and Access Statement (DAS) has been prepared by Corstorphine and Wright in support of the proposals. It provides a site appraisal and photographic assessment, as well as an evaluation of site considerations and opportunities.
- 8.13 The massing and scale of the proposed buildings are context comparable and will seamlessly integrate into the existing development. The rationale behind the architectural principles, particularly with the Hub building, is to connect the inside and outside with appropriate fenestration and vertical emphasis. Various case studies have been set out within the document which demonstrate how well the new buildings fit into pre-existing design setting.
- 8.14 The proposal would make a positive contribution to the site in design terms, in line with Policy KP5. It will also enhance sustainability credentials and set the tone for a better quality of development moving forward.
- 8.15 The proposal will also fall in line with Policy KP16 in terms of providing better connections to existing green infrastructure and enhancing existing green infrastructure on site.
- 8.16 Visuals, as well as the design evolution for each building proposed are set out, as well as the connectivity improvements proposed which have been set out in this Statement also.
- 8.17 In line with the principles of the Whitchurch vision, the proposals are landscape-led in order to create a pleasant environment. Parking areas will be landscaped to minimise the visual effects and breakout spaces outside of buildings will assist with integrating inside and outside. These concepts being into line the design of the buildings with the wider landscape design, to create a pleasant and attractive environment.
- 8.18 WAPG would welcome continued discussions with Cardiff Council in respect of the wider masterplanning of the area, linked to a forthcoming Outline application for the whole of the Cardiff Edge site.

Trees

- 8.19 A Tree Survey and Arboricultural Implications Assessment have been produced by Treecare Consulting. The Report sets out tree locations, rooting areas, crown spreads and tree condition.
- 8.20 The proposed development will result in some tree loss (14); however this will be far outweighed by mitigative replanting. Pruning works will also be required to trees T3, G2, G4 and G5. Where necessary, sufficient tree protection measures will be put into place as detailed within the report.

Ecology

- 8.21 An Ecological Impact Assessment has been prepared by Waterman Ltd in support of the application. The assessment has scoped out any important ecological features due to insufficient size or diversity to be of significant ecological value. Also, no potential pathways between the development and the insignificant features have been identified and contravention of legislation is unlikely to occur.
- 8.22 Notwithstanding the above, the Assessment identifies that mitigation measures should be carried out during the construction of the development. Such measures include tree retention where possible and reduce light spill as far as practicable. Any vegetation removal should occur outside of the hedgehog hibernation season.

Energy Statement

- 8.23 An Energy Statement has been prepared by KJ Tait to set out the energy strategy for the two proposed new buildings. The Statement sets out what carbon saving measures will be implemented with reference to the two buildings and modelling has established a baseline carbon emission from which energy saving associated with the installation of LZCT can be calculated.
- 8.24 A range of carbon reducing measures were considered and it was concluded that air source heat pumps would be the best route forward. This is the strategy for the hub building given that there will be a significant hot water load with the shower facilities etc. This will result in a 41.4% saving in carbon emissions. With unit 1 hot water demand will be less and as such hot water will be provided via electric point of use water heaters. This would result in a 9.7% saving in carbon emissions.

Drainage

- 8.25 A Flood Consequence Assessment has been prepared by BJB Consulting to investigate and highlight the potential flood risks that may exist in and around the site. Separate SAB Pre-Application advice has been sought and a SAB application will follow/fall in line with this planning application.
- 8.26 The Assessment explains that the site is located within Flood Zone A and as such is an area considered to be at little or no risk to fluvial or tidal/coastal flooding. The site is also at little or no risk of surface water flooding.
- 8.27 The proposed development will cause no increase in flooding to surrounding properties as there will be no increase in discharge surface water rates. Permeable surfacing will be used to provide improved water quality and attenuation features.
- 8.28 The proposed discharge rates for all storm events will not exceed the current greenfield and brownfield runoff and the proposed development network will be designed to accommodate the 100 year storm event with a 40% climate change allowance.
- 8.29 As a result of the above, the proposal is considered to be compliant with EN10 and EN14.

Ground Conditions

- 8.30 A Phase I Desktop Study Report has been prepared by ARC Environmental to assess the geological and potential ground contamination conditions on and beneath the surface of the site. A site walkover was completed as part of the study.
- 8.31 The Coal Authority interactive map viewer confirms that the site does not lie within a 'Coal Mining Reporting Area' and nor does it lie within a 'Development High Risk Area.'
- 8.32 The study shows that there may be potential sources of ground contamination present from historical contaminative activities associated with made ground materials. The site walkover demonstrated that there is no evidence of an unrecorded or indiscriminate waste tipping on the site.
- 8.33 With regard to geotechnical hazards, the study concludes that there is a low to moderate geotechnical risk setting.
- 8.34 Phase II ground investigation works have been recommended in order to identify the specific characteristics of the ground and quantify groundwater flood risk and minimise the risk of unforeseen ground conditions which might have programme/cost implications.

9 Conclusions

- 9.1 This Planning Statement has set out the background information to the proposed development to provide one new lab building (including associated office space) and a hub building at Cardiff Edge Life Sciences Park. The proposal also includes the removal of units 19 and 20 (totalling 1,872 sq.m).
- 9.2 The site forms part of an employment allocation and the proposed development facilitates further employment uses and instigates the beginning of much wider science park improvements that will synthesize with the surrounding area. In line with LDP employment policies, the proposal will also provide complimentary employee facilities such as a café, gym and meeting areas. This in turn lessens traffic levels into and out of the site at break periods and has wider positives in terms of staff wellbeing.
- 9.3 According to Trade & Invest Wales the Welsh Life Sciences industry currently employs more than 12,000 people, in over 360 companies with an approximate turnover of £2bn – the enhancement proposed at Cardiff Edge will support further growth in the sector.
- 9.4 While a full pre-application response has not been received, the interim responses received to date set out that the proposal is acceptable in principle, and that the short term-long term plans will be in line with the aspirations of the LPA.

9.5 Pre-app consultation

- 9.6 A summary of the key benefits from the proposed development is provided below.
- The scheme will result in more efficient use of the land, which is specifically identified for employment generating uses.
 - The provision of new specialist lab space will notably benefit the South Wales Life Sciences sector.
 - Improvement to the general vibrancy and vitality of this area of Cardiff.
 - Connectivity and permeability improvements to the site itself and its integration with the surrounding area.
 - The provision of active uses and spill out areas to bring the Park to life.
 - Job creation - during and post build.
 - Assisting in the facilitation of river corridor improvements and future metro links.
- 9.7 Full engagement with the local community, stakeholders, officers, and Councillors leading up to the submission has provided a thorough understanding of the wider concept of what is required and discover the full potential of the site from a local perspective.

Alignment with the Local Development Plan

- 9.8 As outlined within this Statement, given that the proposal is located on brownfield land and provides further employment development on an allocated employment site, it is considered that the proposals are in full accordance with the Development Plan and the aims of PPW.

- 9.9 Not only will the site itself be enhanced and made more attractive to those who use it both visually and in terms of health benefits, but permeability with existing wider connections will be improved, with a view to strengthening and improving these connections to a further degree within future proposals.
- 9.10 The supporting technical studies demonstrate the development proposals have been assessed against the relevant site-specific considerations and have proposed mitigation measures where appropriate.
- 9.11 As such, and in accordance with PPW, the development proposals should be approved by Cardiff Council in a timely manner.
- 9.12 JLL would be delighted to discuss these development proposals in further detail with Officers, Members and wider community during the application process.



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