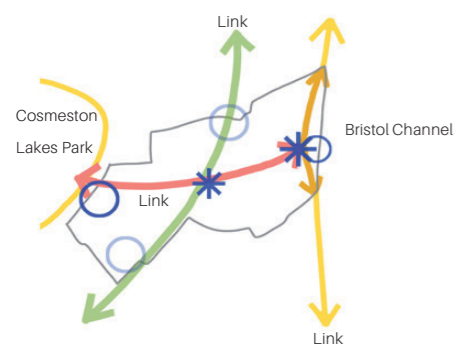


UPPER FARM COSMESTON MASTERPLAN, PENARTH



LOCATION: PENARTH
CLIENT: WELSH GOVERNMENT
COMPLETION: ONGOING
VALUE: £100M
SIZE: 22 HECTARES
SERVICE: MASTERPLANNING
SECTOR: URBAN REGENERATION
STRUCTURES: CAMBRIA
MARKET ADVISORS: RAWLINS & MADLEY
COST CONSULTANT: RPA
PLANNING & TRAFFIC: ASBRI
ECOLOGY & ARCHEOLOGY: EDP



Austin-Smith:Lord were appointed by Welsh Government following a competitive tender through the NPS Masterplanning Framework. This required the assembly of a sub-consultant team to cover a wide range of specialist services in connection with the creation of a masterplan and submission of an outline planning application.

The masterplan covers 22 hectares of land on the southern edge of Penarth to provide 576 new homes, a primary school and community facilities.

Vision

A high quality 'Gardens By the Sea' community where a diverse range of people live, learn and work; which prioritises walking and cycling, achieves operational Net Zero Energy standards and protects, enhances and celebrates the natural features of the site. A safe place which invites residents and visitors to coalesce at the connected key spaces which navigate through the site's topography along two predominant links; from the coast to Cosmeston Lakes and the Southern Gateway to Penarth and Cardiff via National Cycle Route 88.



The masterplan adopts and drives the principles of the Well-being of Future Generations Act 2015 and 'Creating Sustainable Places Together', Sustainable Development Policy and Delivery Guidance through use of the Sustainable Development Integration Tool. The development will achieve the standards for quality and sustainability set out in a Design Code including mandatory operational net zero energy standards.

The brief requires a 50/50 split of open market/affordable housing designed to comply with DQR, Lifetime Homes and Secured by Design standards.

The development will have its own character and distinctive identity, offering a range and choice of housing in accordance with the requirements of Planning Policy Wales Edition 10 (2018), and based upon a high standard of Urban Design and Place-making, taking into account all elements of "Good Design" and the principles of "Route to Good Design" as set out in Technical Advice Note 12: Design (2016).

The 22 hectare site presents a number of opportunities and constraints, occupying open pasture and arable land between a significant north south arterial road and cliff edge directly onto the Bristol Channel. There is a 24m change of level from east to west including a number of significant slopes and edges created from historic mining and backfill

operations. Part of the site has household landfill below, whilst other parts have exposed underlying rock.

The masterplan must address significant existing on site ecology and existing habitats of mature hedgerows and treelines together with accommodating a proposed national cycle route along the line of a former railway.