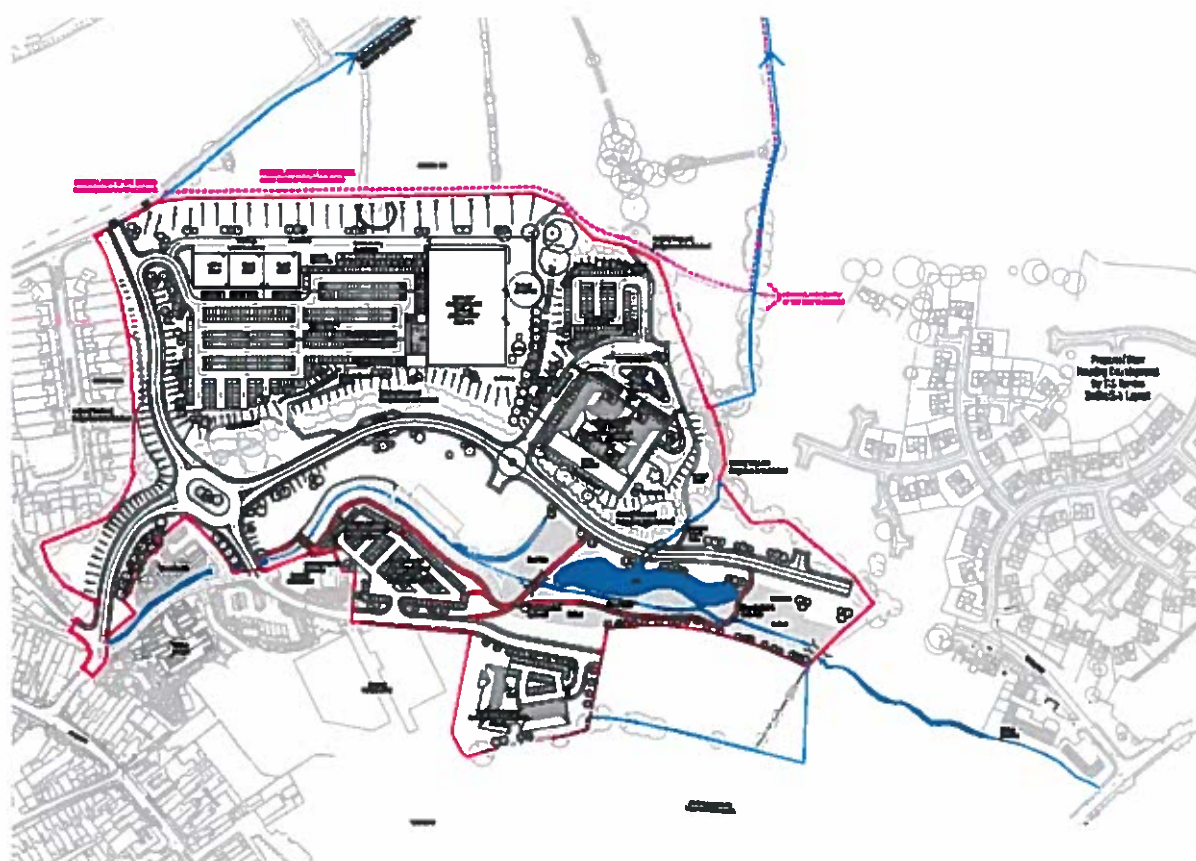




LIBERTY MERCIAN LTD.



**LAND AT BATH HOUSE FARM, CARDIGAN
MIXED USE DEVELOPMENT**

**NON-TECHNICAL SUMMARY
APRIL 2008**

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Introduction

The proposed development

Liberty Mercian Ltd and the Owners of Bath House proposes to construct a mixed use development located at Bath House Farm, Cardigan.

The site's location is shown on the plan in Appendix 1.

The proposed development will comprise a number of retail units, a hospital and health care facility and public car parking.

An illustrative masterplan has been prepared for the site. A copy of this is attached as Appendix 2.

A landscape strategy has been prepared for the site to expand on the illustrative masterplan. A copy of this is attached in Appendix 3. This plan illustrates and assesses the ability of the proposed development to assimilate into the surrounding landscape, protect existing features of importance, mitigate possible impacts, and, if possible, incorporate enhancement measures.

Changes to extant planning permission (A051091)

The extent of the proposed development site is substantially the same to that of an extant planning permission for the site, save for an area on which development is now not proposed (the omission of a 'link road' corridor extending northwards), resulting in a smaller site area.

A number of other changes are brought about by this revised scheme including a reconfiguration of the floorspace of the permitted retail units, modification to the access infrastructure serving the retail units and linking it to the surrounding network, and a change in the level of the plateau on which the retail uses would be constructed.

These other changes respond to requirements imposed by the extant planning permission and / or to further detailed investigations undertaken post grant of planning permission for the previous scheme and pre-submission of this proposals. For example, the change to the ground level of the retail plateau was necessary (and the optimum solution) to minimise the import / export of any material from the application site to ensure the most sustainable approach was taken.

Accompanying information

The planning application for the proposed development of the site is accompanied by a revised Environmental Statement (ES). The ES is, in this reapplication, relatively 'tight' and focussed in the range of issues covered so as to concentrate on the differences, and the impact of the differences, between the approved scheme and the current proposal.

This document comprises the Non-Technical Summary (NTS) to the ES.

Background

Site location

The proposed development site is located to the northwest of Cardigan, a town on the banks of the River Teifi approximately 4.8km (3 miles) from the sea. Cardigan is a settlement of medieval origin and is the second largest town in the County of Ceredigion. The town has a large rural hinterland.

The site's immediate setting

To the west the proposed development site is surrounded by agricultural land used for grazing sheep and cattle. The site rises up to the west to a ridgeline with playing fields and further open countryside to the west. The western boundary of the site is, in part, provided by an unclassified highway flanked on both sides by wide mature hedgerows (each on a high hedgebank or *clawdd*). This lane extends from Greenfield Row, and provides access to farmsteads at Dolwerdd, Old Castle Farm, Rhos Fach and Bryn-y-mor

To the north is agricultural land (former pasture) now under construction for a large housing development proposal. The boundaries are formed by hedgerows.

To the east is the fringe of the town characterised by mixed residential and educational uses including, playing fields surrounding Coleg Ceredigion (Cardigan College), Cardigan County Secondary School and a leisure centre. The boundaries being formed by well established hedgerows.

To the southeast and southwest is Bath House Road, Llys Owen, Bron-y-Dre and Greenfield Row, roadways leading from the centre of the town or main shopping streets and surrounding residential areas. These roadways serve a number of existing facilities located on and towards the southern tip of the site (a theatre, media centre, fire station, public pay and display car park and number of general industrial buildings, including the former (now closed) Dewhirsts clothing factory), all of which adjoin the south and southeastern side of the site, and are (in the case of the existing car park facility) included within the site boundary itself. A small housing cul-de-sac also adjoins the southern boundary. The site boundaries in this area are mixed including hedgerows, and fencing.

Scope of the EIA

Issues / Contents

The scope of the Environmental Impact Assessment is consistent with the format that was agreed through consultation with the Council and Government agencies for the previous ES. This indicated that the ES should include assessments of:

- Air quality
- Drainage and hydrology
- Ecology
- Ground conditions
- Landscape and visual amenity
- Noise
- Services
- Society and economy
- Transportation

The Assessment Process

In order to assess the impact and effects of the development, and for consistency, the same set of parameters used to assess the impacts of the approved scheme have been applied to assess the current scheme proposal. These are based on the form and land use content of the proposed development scheme, and the characteristics of the existing site.

A parameters table and associated plan have been prepared to summarise the component elements of the scheme and the site. These set out in detail the main and key facts relating to each part of the scheme. Copies of these are attached in Appendix 4.

Summary of Findings and Effects

Air Quality

The previous assessment considered in detail the effects of the proposed development associated with traffic emissions and construction plant and machinery. The baseline analysis found that air quality levels were relatively good, reflecting the rural nature of the proposed development site.

The construction effect of the proposed development was found not to be significant. The number of HGV movements generated would be small in comparison to existing traffic flows. In addition, the effects of plant and machinery would be minimised through the use of best practice, implemented through a Construction Environmental Management Plan. The operational effects of the proposed development were also considered not to be significant as national air quality standards would not be breached. No comments or objections were raised in relation to the approved scheme.

Importantly, despite the removal of the Gwbert Road link road as part of the current proposal, the air quality levels once the scheme is operational will remain below national air quality standards. The operational effects of the proposed development are, therefore, considered not to be significant and no specific mitigation measures will be required.

Drainage and Hydrology

The previous assessment considered the effects of the proposed development on surface water drainage and the foul water network. The baseline analysis found that part of the proposed development site was subjected to flooding during storm events, which was partially mitigated by the implementation of flood management on the river. Also, the foul water network was found to be at capacity. However, additional infrastructure is currently under construction to increase capacity, and this work is scheduled to be completed shortly (anticipated for April 2008). The local authority (Highways and Flooding) raised no objection to the scheme, subject to conditions on surface water disposal.

As before, the proposed development has been designed in such a way as to minimise the effects on the floodplain. All surface water drainage infrastructure will be designed in accordance with the Environment Agency's requirements and consequently no significant effects are envisaged. No significant effects are envisaged on the foul water network once the additional infrastructure has been completed.

The removal of the Gwbert Road link road will slightly reduce the impermeable area of the development, marginally reducing the total volume of surface water runoff. The impact of the development on the drainage and hydrology will, however, remain 'not significant'. No additional mitigation measures to those established in the ES for the approved scheme are required.

Ecology

The baseline analysis undertaken as part of the assessment work for the previous proposal found that there are a number of important hedgerows on the site, some of which provide habitat for bats. Otters were also identified as using the site. The majority of the site is agriculturally improved grassland of little significant ecological value.

The proposed development has been designed in such a way as to ensure the majority of important hedgerows are retained. The retained hedgerows will be enhanced with additional native planting, providing a continuity of habitat through the site. This is concluded to result in a significant positive effect. In relation to bats and otters there is still likely to only be a minor adverse effect, meaning there will be no change in terms of ecological impact associated with the current scheme proposal compared with the conclusions that were established as part of the previous ES for the approved scheme.

Ground Conditions

The previous assessment considered the effects of the proposed development on ground conditions and ground water. The primary consideration was the potential for historical land contamination on the site. Other issues included the potential for land instability and radon emissions.

The assessment concluded that there is likely to be localised contamination in the southern part of the site related to historical uses. This could, however, be mitigated through standard remediation practices and, therefore, no significant residual effects are considered likely.

The assessment also found that radon emissions are likely. However, this can be easily mitigated through standard construction practices and no significant effects are considered likely. Whilst land instability is known to occur in the Cardigan area, there are no historical records or visual evidence of movements on the proposed development site. However, due to the necessity to use cut and fill methods to flatten parts of the site, particular attention will be taken to minimise the future risk of instability. Consequently, no significant effects are considered likely.

The removal of the Gwbert Road link road will result in no change to the development strategy in terms of ground conditions and land conditions. No additional mitigation measures, over-and-above those established in the previous ES, are required for the current scheme proposal.

Landscape and Visual Amenity

The assessment considered in detail the effects of the proposed development on landscape and the visual amenity of the area. The baseline conditions found that the proposed development site is located on the edge of the urban area of Cardigan and is highly influenced by the surrounding housing and commercial development.

The original assessment work concluded that the landscape impact of the development was not significant. In granting outline permission, the local authority commented that the development could be well integrated into the landscape and define a clear boundary to the higher value landscape on the upper slopes to the west of the site.

There has been no significant change in the baseline information that was established in the original ES.

Regarding modifications to the retail (non-food) units and means of access to the retail area, the overall significance of the landscape and visual impact will remain unchanged. The removal of the Gwbert Road link road will marginally reduce the landscape impact, which remains 'not significant'. Overall the visual impact will remain unchanged.

Initially the proposed development would have a major to minor adverse effect on a number of viewpoints. However, within seven years of construction the proposed landscaping would have matured and the effect would be significantly reduced. No additional mitigation measures, to those established as part of the previous ES, are required. There will be no change in the residual landscape and visual impact as reported in relation to the approved scheme proposal.

Noise

The previous assessment considered the effect of the approved scheme proposal on existing noise levels in the area of the proposed development site. The baseline analysis found that noise levels carried considerably as might be expected on the periphery of an urban area. The site itself was found to be relatively quiet.

The assessment of noise impacts undertaken for the previous ES demonstrated that the impacts of operational plant and services will not pose a significant impact on noise levels. Alterations to the development proposals are not expected to alter these findings. Changes to the scheme proposal will also have no effect on the significance of the impact of traffic noise at locations around Cardigan, nor will the changes affect the noise evaluation of the development site.

The effects of construction noise were found to be potentially significant but could be minimised through the use of best practice. This would be implemented through the Construction Environmental Management Plan. The findings of the noise assessment conducted for the approved scheme were accepted by the Environmental Health Department.

Services

The original assessment considered the effect of the proposed development on services such as gas, electricity and water supply. Overall it was found that existing infrastructure would be sufficient to meet the needs of the proposed development. Therefore no significant effects were considered likely.

The baseline position that was established by the original ES remain valid. The proposed changes to the approved scheme will result in no change to the impact on existing service infrastructure in the area and, overall, the significance of the impact on existing service infrastructure will remain unchanged. The removal of the Gwbert Road link road will result in no change to the previously reported position. Overall the significance of the impact on the existing service infrastructure will remain unchanged.

Society and Economy

The previous assessment considered the effect of the proposed development on schools and GP practices, on retail and the local employment market. The baseline analysis found that there is currently a high level of capacity in both schools and GP practices. It also identified that there is currently a need for further retail floorspace, although it was found that employment needs were largely being met.

The assessment concluded that there is sufficient capacity within both schools and GP practices to meet the additional demand of the proposed development. In addition, the proposed development would have a positive effect on retail by meeting an identified qualitative and quantitative need. The additional employment generated by the proposed development was concluded to be a minor positive effect.

Since the approval of the extant planning permission there has been no significant change to the baseline position that was established in the original ES in relation to education, health and employment.

Work undertaken to provide an up-to-date account of retail issues has demonstrated that occupancy rates have remained at a similar level and the strength of the retail sector in Cardigan remains unchanged compared to the reported position in 2006.

Transport

The assessment undertaken as part of the previous ES considered the effect of the proposed development on highway infrastructure surrounding the site. The baseline analysis found that the town centre is particularly congested due to the need for vehicles to travel the majority of the one-way system to reach many of the available car parks.

It is proposed that traffic accessing the development would enter and leave via Pendre, North Road and Feidrfair, which would require minor works to be undertaken. The previously proposed link road between the development site/Bath House Road and Gwbert Road does not form part of the current scheme proposal.

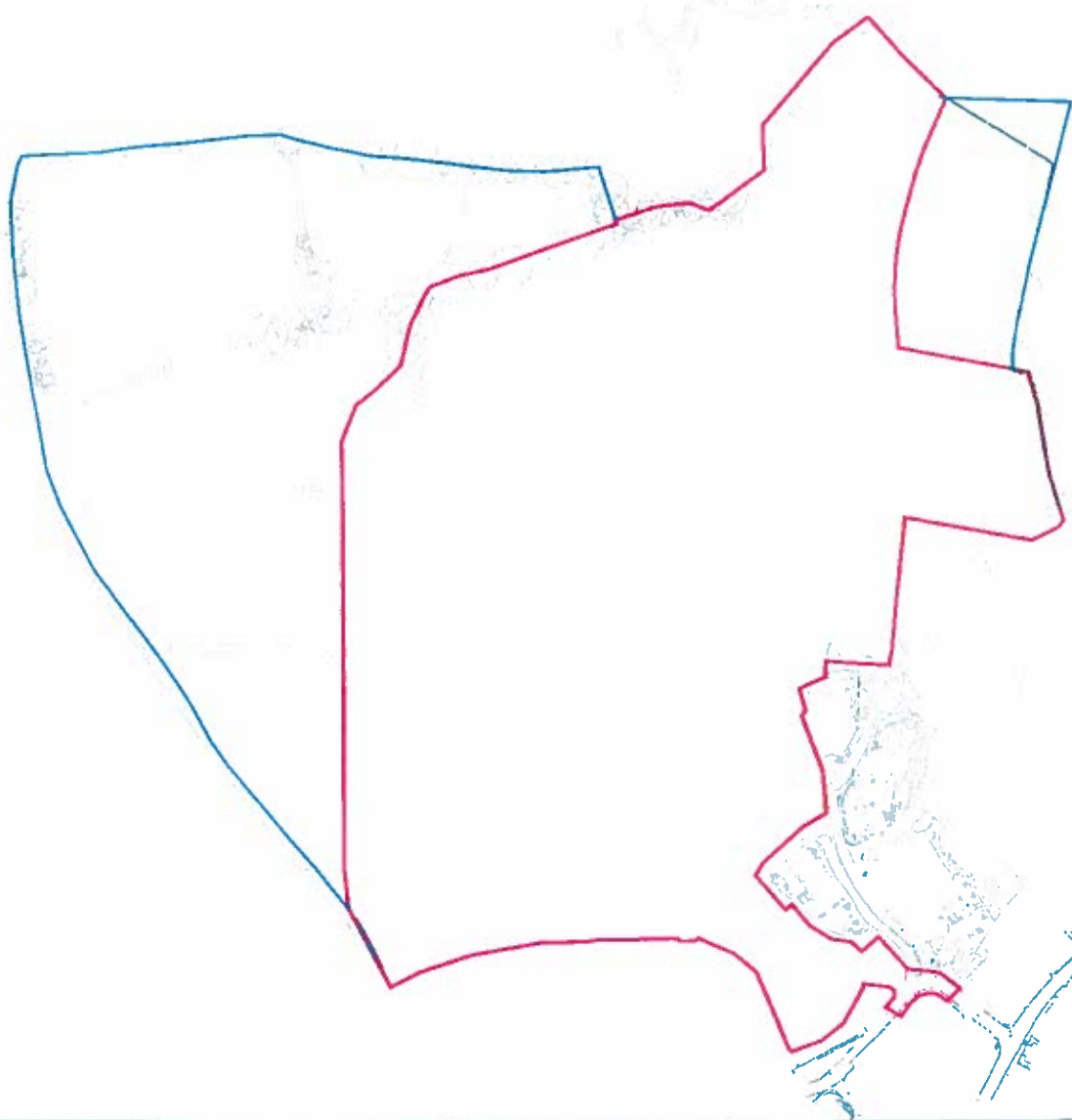
The proposed development would provide improved access to an increased area of surface car parking to the north of Cardigan town centre. As such this would help to reduce congestion. In addition, the provision of a foodstore would direct many shoppers from other stores to the proposed development, which is in a more accessible location. This would benefit a number of junctions in the vicinity of the proposed development site. Overall the proposed development is considered to have significant positive effects on highway infrastructure.

Appendix 1

Site Location Plan

The Planning Application Boundary
is shown in red. The Adjoining Land
is shown in blue.

KEY:
 Planning Application Boundary
 Adjoining Land in Applicant's Ownership



NO.	DATE	DESCRIPTION
1	12.05.14	Issue for Planning Application
2	12.05.14	Issue for Planning Application
3	12.05.14	Issue for Planning Application
4	12.05.14	Issue for Planning Application
5	12.05.14	Issue for Planning Application

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CLIENT
 Liberty Meridian Ltd
 Owners of Both
 House Farm

PROJECT
 Proposed Mixed Development at
 Both House Farm, Cardiff, CF10 1AT

DOCUMENT
 SITE LOCATION PLAN

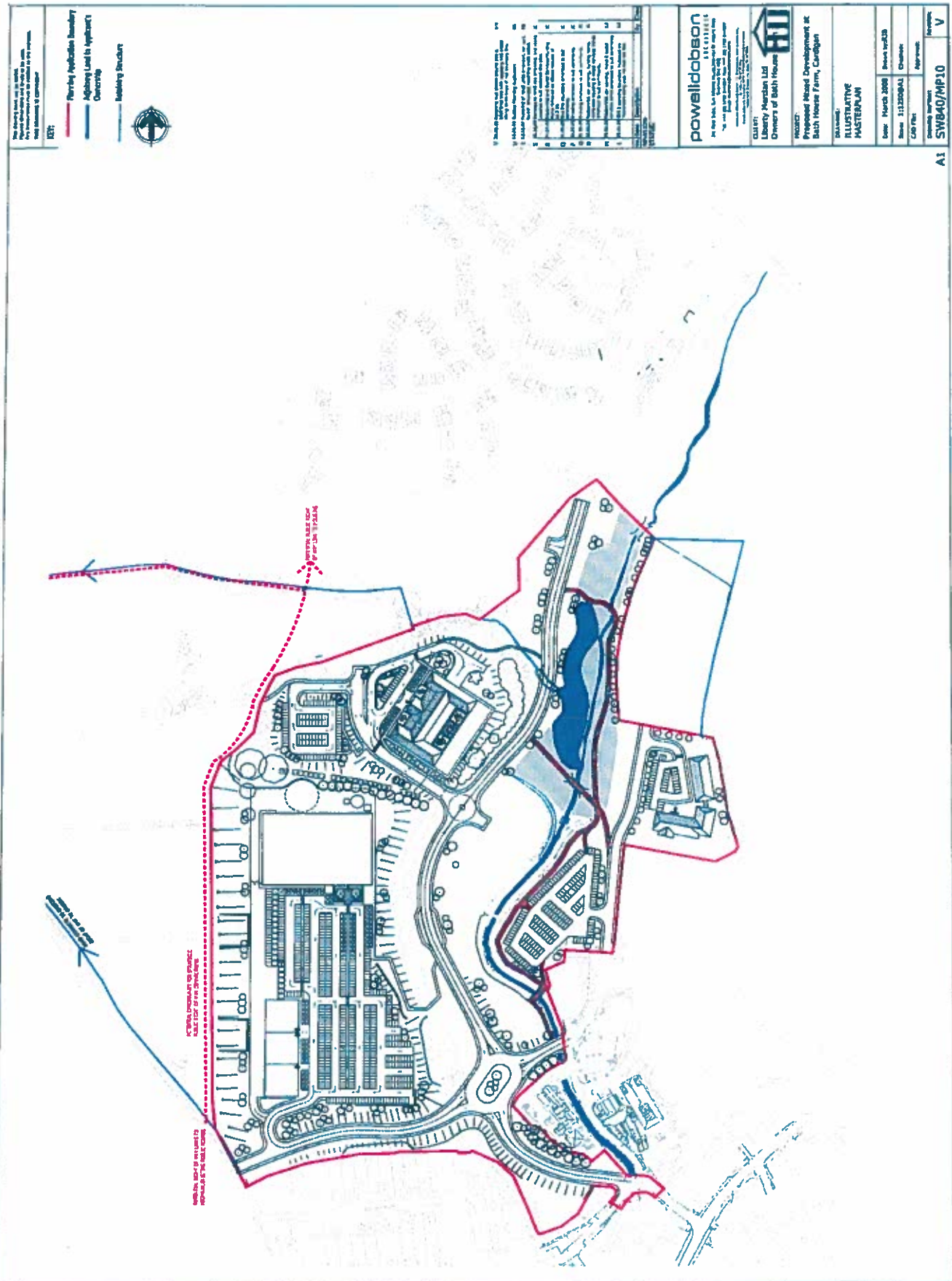
DATE 14/03/14
SCALE 1:2500
DATE 14/03/14

PROJECT NUMBER
 SW840/SLP

REVISION
 D

Appendix 2

Illustrative Masterplan



Appendix 3

Landscape Strategy Plan

Appendix 4

Parameters Table and associated Plan

Table 3.1: Assessment Parameters

Parameter	Assessment Areas										
Name	Landscape Areas (1 to 3)	Spine Road (Sections 1 to 4)	A	B	C	D	E	F	Floodplain	Floodplain Channel	
Purpose	Structural landscaping	Vehicle access & circulation	Retail (Food & Non-Food Units)	Hospital / Health Care Facility	Extra Care Housing	Welsh Water (Building & Compound)	As existing	Public Car Park	Run-off area in event of flood event	Permanent body of water	
Phasing (1-6) (Exact phasing to be defined – dependent on operational / commercial requirements & procurement timescales)	LA1 – Phs 1 LA2 – Phs 1 LA3 – Phs 2	Link 1 – Phs 1 Link 2 – Phs 2 Link 3 – Phs 2/3 Link 4 – Phs 2/3	1	2	2/3	2/3	N/A	2/3	N/A	N/A	
Application (Detailed/Outline)	Outline	Outline	Outline	Outline	Outline	Outline	Outline	Outline	Outline	Outline	
If Outline, What Matters Reserved?	N/A	Siting, design, external appearance & landscaping	Siting, design, external appearance & landscaping	Siting, design, external appearance & landscaping	Siting, design, external appearance & landscaping	Siting, design, external appearance & landscaping	Siting, design, external appearance & landscaping	Siting, design, external appearance & landscaping	Siting, design, external appearance & landscaping	Siting, design, external appearance & landscaping	
Site Area (ha / acres)	N/A	N/A	2.88 / 7	1.80 / 3.96	0.62 / 1.53	0.04 / 0.10	0.87 / 2.15	0.54 / 1.33	N/A	N/A	
Approximate Proposed Ground Level (mAOD)	N/A	N/A	25.00	16.50	14.50	9.50	N/A	6.00	N/A	N/A	
Maximum Building Height (m)	N/A	N/A	13.50	15.00	13.50	3.00	N/A	N/A	N/A	N/A	
Maximum Building Height (mAOD)	N/A	N/A	38.50	31.50	28.00	12.50	N/A	N/A	N/A	N/A	
Maximum Gross / Net Footprint (m ² / sq ft)	N/A	N/A	Food Unit : 4,700 / 50,592 Gross (2787 / 30,000 Net) Non-Food Units : 1 : 635 / 6835 2: 635 / 6835 3: 635 / 6835	3000 / 32,280 (over 2 floors)	Total floorspace: 928 / 10,000	N/A (No new floorspace created – building exists)	N/A	N/A	N/A	N/A	
Maximum Number of HGV Parking Spaces (No)	N/A	0	6	3	2	1	N/A	0	N/A	N/A	
Maximum Number of Car Parking Spaces (No) (Staff & Visitors)	N/A	0	484	105	38	2	N/A	148	N/A	N/A	
Maximum Number of Cycle Parking Spaces (No)	N/A	0	To be provided in accordance with adopted standards	To be provided in accordance with adopted standards	To be provided in accordance with adopted standards	To be provided in accordance with adopted standards	N/A	To be provided in accordance with adopted standards	N/A	N/A	
Colour on Plan No. SW640/ES:APP Rev A											

NB : Total Proposed Site Area = 13.4 Ha (above development areas do not total to 13.4 Ha as exclude landscaping / access areas)
To be read in conjunction with ES Assessment Parameters Plan (ref. : SW840/ ES: APP REV A)



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ANY MODIFICATIONS MUST BE APPROVED BY THE AUTHOR.
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Notes

- 1 Main access to Rapid Development
- 2 Link to Hospital/Health services
- 3 Link to Public Car Parking / Extra Care Housing
- 4 Highway Link

DEVELOPMENTAL ASSESS:

- | | |
|--------------------------|-------------------------------|
| <input type="checkbox"/> | Respite |
| <input type="checkbox"/> | Hospital/Health Care Facility |
| <input type="checkbox"/> | Extra Care Housing |
| <input type="checkbox"/> | Wishcare Worker |
| <input type="checkbox"/> | As Existing |
| <input type="checkbox"/> | Car Park |

ALWAYS USE COVER SPACE:

-  Landscape 1 - Refer to Entry Corridor & Study/Waiting Meeting
-  Landscape 2 - Meeting Adjacencies retained around Atrium and Hospital site
-  Landscape 3 - Refer to North
-  Plaza/Plinth
-  Perimeter Channel

Code	Description	By	Class
1000	Outline Planning Application	RD	

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Client:
Liberty Meridian Ltd
Owners of Bath
House Farm

PROJECT:
Proposed Mixed Use Development
at Bath House Farm, Cardigan

DRAWING:

ES ASSESSMENT PARAMETER PLAN

Drawn by: RJB
March 08

Scale: N.T.S. Approved:

Project Rad:	CAD File:
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Drawing Number: SW840/ES:APP Revision: A

A3