

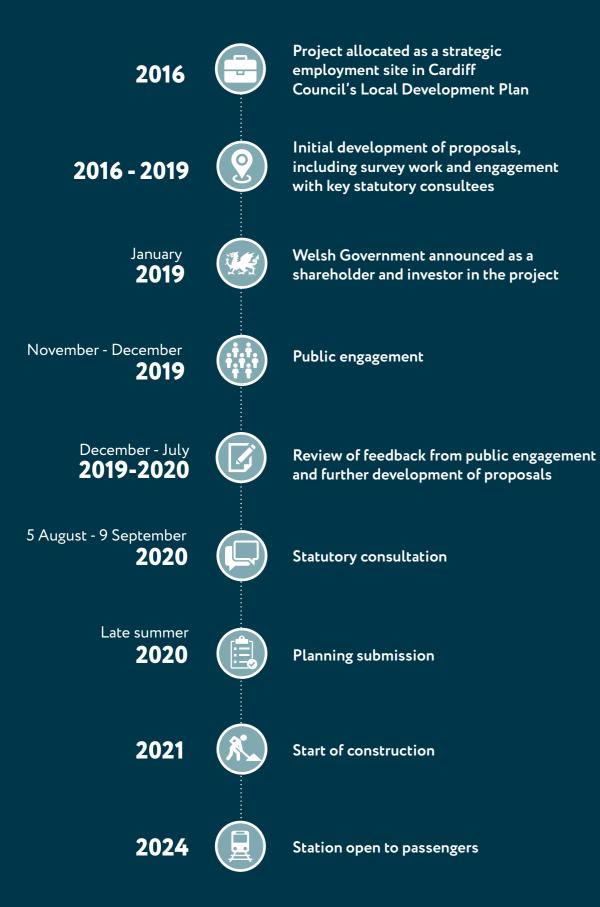
Gwasanaethir gan Parcffordd Caerdydd Served by Cardiff Parkway



Cardiff Hendre Lakes and Cardiff Parkway pre-application statutory consultation

05 August - 09 September

Project milestones





Cardiff Hendre Lakes served by Cardiff Parkway railway station

Thank you for your interest in Cardiff Hendre Lakes and our pre-application statutory consultation.

We are developing plans for Cardiff Hendre Lakes - a proposed new business district to the south of St Mellons Business Park which will be served by Cardiff Parkway railway station. The site is allocated for employment use in Cardiff Council's Local Development Plan. Hendre Lakes will be a major new employment hub for the capital and wider region.

The Hendre Lakes development, supported by Cardiff Parkway railway station, is of local, regional and national significance. It promises to connect people and businesses throughout South Wales, delivering jobs, driving investment, and creating new experiences in a unique landscape.

We held an initial period of public engagement in November and December 2019 and are now carrying out our statutory consultation where you can share your views again, before we submit outline planning applications.

This booklet contains information to help you provide feedback. To share your views, please complete a feedback form online or send it to FREEPOST HENDRE LAKES by Wednesday 09 September.



Our vision

A step change in connectivity

Hendre Lakes is centred around sustainable travel, with seamless access to rail, bus, walking and cycling routes. The new Cardiff Parkway station will place new businesses and the local community within walking distance of services to Cardiff Central and Newport and mainline rail services to major cities, including Bristol, Manchester and London. The journey to Cardiff Central or Newport will take just seven minutes.

A place to thrive

At the heart of Cardiff Hendre Lakes will be the historic network of reens which flow within the area. A significant part of the development will be made up of green space, showcasing the important natural features of the site, such as the main reens, which will be retained and sensitively incorporated into the proposals. Open spaces will be inclusive and accessible to everyone and space for wildlife and habitats will be seamlessly integrated into our designs.

Cafes, restaurants and other facilities will be available for people using the station, working at Cardiff Hendre Lakes or the existing, adjacent business parks, and the local community.

A hub for jobs and skills

Hendre Lakes will be home to the next generation of businesses, becoming a catalyst for growth and contributing to the regeneration of East Cardiff and the wider Cardiff Capital Region. The development has the potential to support up to 6,000 jobs in a variety of industries. The development will also support the delivery of the Cardiff Capital Region's Economic and Growth Plan by providing a new home for businesses in the transport engineering, compound semi-conductor, life science, creative and financial technology industries.

High quality streets, parks, public spaces and buildings will create an attractive place for people to take time away from their desks, for rail passengers accessing the station and for the local community to enjoy.

Hendre Lakes development considerations

Since our public engagement activity in late 2019, we have been working on developing our proposals to bring forward an exemplar development. This has taken account of what you told us about our initial proposals, as well as key features of the site. We have also looked at other developments where travel, public space and high-quality physical environments are at the centre of their design.

What you told us

During November and December 2019, we held an initial round of public engagement so that we could understand what you wanted from the development and we could take it into account as we developed our proposals. Here's what you told us:

A connected transport interchange

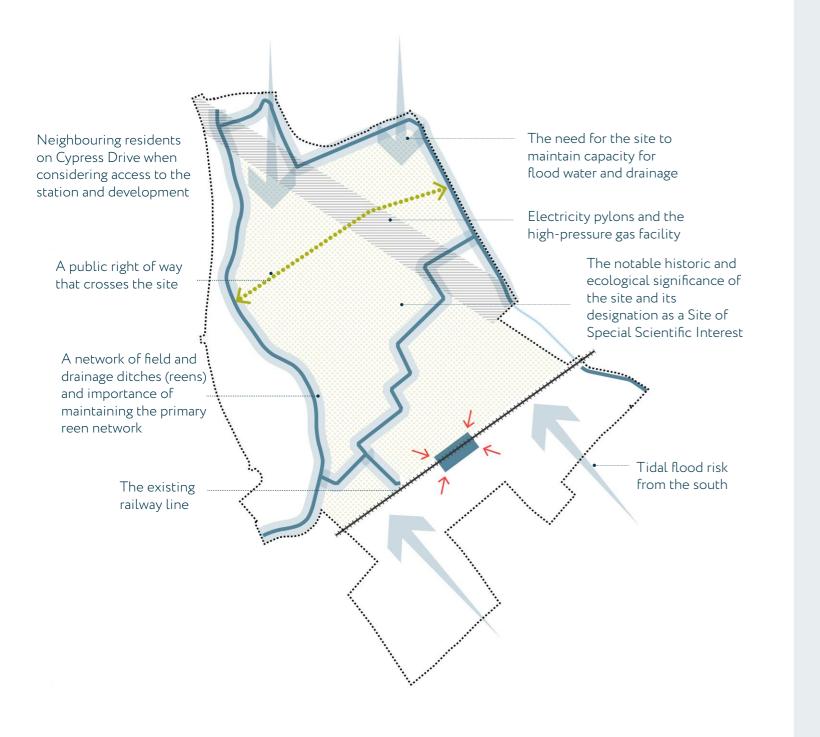
You were worried about the potential impacts from an increase in traffic along Cypress Drive and the A48 roundabout and through neighbouring residential areas. There were concerns about nearby residential streets being used by station users for parking, rather than dedicated station parking.

A sustainable development

You supported the development's potential for creating jobs and providing better access to job opportunities. There was also some support for space for start-up businesses and for the proposed development to link with nearby schools and colleges.

A safe and attractive place

You wanted the development to be safe and attractive, with well-lit paths, interesting public realm, with the potential for art installations, mindfulness areas and active prevention of litter, graffiti and other vandalism. You also saw the development as a catalyst for improved facilities and access to Hendre Lake Park.



There was significant support for the development of a new transport interchange and Cardiff Parkway station, with you recognising the proposed development would create better transport links to Cardiff, Newport and beyond. You were also supportive of the development encouraging active travel through new walking and cycling facilities.

> Alleviating traffic congestion

You were supportive of the development being as sustainable as possible, with requests made for green energy sources, electric vehicle charging facilities and planted areas made up of native species. You were concerned that the development could have an impact on wildlife and local flooding, air quality and noise.

Job opportunities



Hendre Lakes masterplan

Drawing on the conclusions from the design development and feedback from early engagement sessions, we have developed our masterplan for Hendre Lakes.

Key features are:



Retaining the primary reen network: Faendre Reen, Ty Ffynnon Reen and Green Lane Reen with substantial buffer zones to safeguard flora and fauna

Creating 'Main Park' - a new, accessible public space to connect St Mellons and

Creating a primary point of vehicle access from the dual carriageway section of Cypress Drive direct to the station, keeping the main traffic flow away from both

New connections for walkers and cyclists from neighbouring communities to get

A green 'wildlife corridor' and green fingers running across the site to create a 'green grid' integrated within the development, linking key habitat areas,

The transport interchange next to Cardiff Parkway station, with facilities for local bus services to call at the station, a taxi rank, cycle parking, a car park with spaces for blue badge holders, electric vehicle charging points and a dedicated pick-up/

Attractive public realm, including Station Square and a spine running through

Station zone with a higher density of buildings up to 15 storeys high to create a

Northern parcels nearer the existing development with lower density and up to

A central area in between with medium density and building heights

An enhanced biodiversity area to the south of the railway with speciesrich habitats and an improved reen network for wildlife to mitigate for any



Cardiff Parkway

Cardiff Parkway Station, due to open in 2024¹, is at the heart of the Hendre Lakes development. Located on the existing mainline, Cardiff Parkway will provide services to Cardiff Central, Newport, Bristol, London and Manchester. The new station building and surrounding public square has been designed to bring together sustainable transport, local amenities, and new business in a landscaped setting for all to enjoy.

Situated just a seven-minute rail journey from Cardiff Central and Newport, the station will welcome more than 800,000 passengers a year. There will be eight journeys per hour travelling both east and west to Newport and Cardiff, including services to and from London.

We have worked with key stakeholders, including Network Rail, Transport for Wales, South Wales Police, the British Transport Police and disability groups, to ensure that the station design is inclusive and accessible to all. The new station will open onto a high-quality public space, framed by new buildings and high-quality landscaping, creating a positive arrival experience. The station and surrounding area will include attractive, safe and appropriately lit routes.

The Station Square will form the gateway to the development, with attractive public space to welcome people and encourage them to explore the area or simply sit back and enjoy the setting.

Illustrative layout of proposed interchange

The proposed transport interchange will mean that rail, taxi, bus and cycle parking will all be easily accessible. A pick-up/drop-off point will also be conveniently located 50 - 100 metres from the station and there will be a dedicated station car park for more than 600 vehicles, with the potential to expand if required. Ten per cent of spaces will be equipped with electric charging facilities, with the potential for all spaces to include this facility.

Cycling infrastructure and facilities will be available, including 100 secure cycle parking spaces at the station and further cycle parking provided around the development. There will be opportunities for cycle hire facilities, providing onward access around the site for people arriving by train. Wheelchair accessible car parking spaces and cycle parking for adaptive bicycles will be provided at convenient locations within the development.

The design team is working with transport authorities to consider digital signage, such as live arrival/departure information for bus and rail displayed at appropriate locations within the interchange and park & ride.

The main access road and the station will form part of the initial construction phase, as will the transport interchange and station car parking facilities.

¹Subject to planning permission and construction timescales

impression looking north along Faendre Reen showing wildlife corrid igs set back to create a sense of openness and walking and cycling routes for local communities a

A development for future generations: environment and landscape

You said you were concerned that the development could have an impact on wildlife and flooding

Cardiff Hendre Lakes will be a highly sustainable development, connecting existing communities to the station and encouraging a sense of place. We will create an environment that is an attractive, well-designed place for people to work, visit and socialise, resulting in an enhanced, accessible green amenity for the local community, visitors, day-to-day workers, the young and the old.

Our strategy for the environment and landscape is to ensure that the development responds to the existing context of the site. We have spent an extensive amount of time conducting ecological surveys and research into species and habitats to inform our proposed landscape and biodiversity strategies.

Our surveys show that the main areas of ecological interest are in relation to protected species, hedgerows and the primary reen network (including the water and banks). They also identified that the site and surrounding habitats support protected wildlife, including hazel dormice, otter, bats, water vole, and barn owl.

Early in the development, we will introduce new reens south of the railway and species-rich habitat areas, including woodland and wet and dry grassland, to allow wildlife as much time as possible to mature. This is so that we can mitigate any temporary impact on species that may be associated with construction work. We will plant several kilometres of new species-rich hedgerow to strengthen connections for wildlife.

We are aiming to enhance the environment, ultimately helping nature to thrive and allowing people to enjoy the heritage and beauty of the landscape, wherever possible.

The plan shows the areas that will be set aside for creating and enhancing habitats for wildlife on site.

D D B

Indicative plan showing key environmental featur

Key for map:

- **A. Wildlife corridor** an ecologically rich corridor abundant with native habitats
- **B. Main Park** a green area in the heart of the development, providing community space,
- **C. Southern mitigation area** an enhanced area to the south of the railway with a mixture
- D. Reen areas main reens and bankside habitats are retained with buffer zones





Transport and access

Currently, people in St Mellons and Trowbridge are restricted in the options they have for travel around the local area and wider region. Road routes into Cardiff city centre are often congested, with the nearest regional railway station located in Newport roughly seven miles away. Buses into Cardiff city centre can take up to 65 minutes due to congestion, which makes journey times unreliable.

A new railway station with frequent services will result in a dramatic reduction in journey times via public transport to the centres of Cardiff, Newport, Ebbw Vale and beyond. Cardiff Parkway is located at a strategic point on the rail network, connected by mainline services to London in approximately 1 hr 45 mins and Bristol in 45 mins.

During our public engagement activity, you told us about several opportunities and areas of concern.

What the community told us:



There are several bus services currently operating in the local area. As part of the development, we will provide facilities to ensure it is easy for local services to call at the station as well as within the business district itself. By providing better public transport and a new station with parking facilities, we plan to make it as convenient as

possible for people to travel to the site by bus, or to arrive by car and switch to public transport.

There will also be new connections to the site for walkers and cyclists travelling from neighbouring communities, providing safe, direct access to the development and station.

Hendre Lakes will build on the network of footpaths within St Mellons allowing access to Hendre Lake and the centre of St Mellons. Neighbouring communities to the east and west will be connected to the development and the railway station by cycle paths and walking routes. There is also a cycle route north of the site that is designed to connect into the proposed Cardiff cycleway network, providing a link to Cardiff city centre in 30 – 45 minutes. The public right of way, which is currently inaccessible, will be enhanced – including new bridges, signing and surfacing.

Sustainable transport connections, such as walking and cycling routes



You were worried about the potential for increased pollution, including noi and air quality

Cardiff Hendre Lakes aims to put sustainable modes of travel first, making it easier and more convenient for people to leave their cars at home and travel by train, bus or bike. By providing active travel links, better public transport and a new station with parking, we plan to make it as convenient as possible for people to park their cars and switch to a train.

We have identified that highway works, in particular to the A48/Cypress Drive roundabout, will be needed to improve capacity and reduce queuing and associated traffic noise. It will also reduce emissions compared with the existing congested roundabout.

Our assessments show that, once the development is operational, there will not be any significant negative noise or air quality impacts for surrounding communities.

Construction activities will be undertaken in compliance with a Construction Environmental Management Plan which will manage the timing of works, the routes for construction vehicles and activities to reduce pollution, such as wheel washing and securing of loads. During construction, we will make information available so that local communities are informed of what work is happening and when.

As well as encouraging people to walk or cycle to work at the business district, we aim to make it as convenient as possible for local people to travel by public transport to Cardiff, Newport and beyond. This will result in fewer car trips in the local area.

While encouraging sustainable travel, we recognise that some people will come by car either to park and transfer to rail or to visit the site itself. We have actively engaged with Cardiff Council and Newport City Council and, as a result, have undertaken a detailed assessment of road vehicle movements within both authorities. This has led to the identification of highway works, one such example being to the A48/Cypress Drive roundabout, which will improve capacity and reduce queues and delays.

In developing the masterplan we have developed a primary access route that takes traffic away from residential properties along Cypress Drive and keeps traffic away from the heart of the Hendre Lakes development.

Concerns about nearby residential streets being used by station users for parking, rather than dedicated station parking



demand.

Worries about the potential impact from an increase in traffic along Cypress Drive and the A48 roundabout and through neighbouring residential areas

We will work with Cardiff Council and community representatives to monitor the impact of any offsite parking generated by the station. If there is a negative impact, this can then be addressed through several measures, including direct enforcement and changes to any parking charges. Following feedback from the public engagement activity in 2019, we have re-examined the station car park and this will be designed to accommodate expansion should there be future

Cardiff Hendre Lakes and Cardiff Parkway pre-application statutory consultation



Hendre Lakes at the centre of the community

Cardiff Hendre Lakes will be a sustainable development, connecting new and existing communities to the station and encouraging a sense of place. We will create an environment that is an attractive, well-designed place for people to work, visit and socialise.

Hendre Lakes will be home to the next generation of businesses that will play a key role in driving the Welsh economy forward. High quality streets, parks, public spaces and buildings will create a location which attracts and retains the best talent and is attractive for local communities to enjoy.

What the community told us:

You said that the development could be a catalyst for improved facilities and access to Hendre Lake

As part of the development, we will be creating Main Park, a place for everyone to enjoy. The park will continually change throughout the seasons and has an expanse of open space for people working at the business park and the local community to enjoy. It will be a multi-purpose landscape where water levels are designed to rise in flood and storm conditions and careful management of local ecosystems will provide a home for the precious wildlife of the Gwent Levels. This will provide links to the existing Hendre Lake and the potential for improved facilities.



A safe and attractive place for communities and visitors

You said you wanted the development to be safe and attractive, with well-lit paths interesting public realm, with the potential for art installations, mindfulness areas and active prevention of litter, graffiti and other forms of vandalism

- Lighting designs which create a safe environment and provision of bins to ensure the development stays clean and tidy
- Restricting vehicle access from a perimeter of 30m from the station building to protect crowded pedestrian areas from risk of vehicle collisions
- Tactile paving, audible information and other sensory aids will be provided to enable the site to be navigable by blind and partially sighted people, deaf and hard of hearing people, as well as people with varying cognitive abilities
- Wayfinding signage will be easy to understand and read by wheelchair users, and people of varying abilities.

We took your desire for an attractive place and understood your concerns about security and safety. We have developed our proposals to reflect these in the following ways:

• The site layout and network of streets is easy to navigate to support movement around the site

Key routes will be open, well maintained, well lit and feel safe for everyone

Benches and other furniture will be provided at appropriate intervals around the site to allow space for people to rest

What our proposals mean for you

The Cardiff Hendre Lake development will bring a range of benefits for the local area and wider region, including:



Jobs and skills



Better public transport links

connecting East Cardiff with the rest of South Wales and beyond through



Active travel



Outdoor socialising spaces



Enhanced biodiversity



A community hub of activity



A safe environment

Have your say

We would like to thank you for taking the time to learn about our proposals and encourage you to get involved by providing your feedback on the project. You can do this by completing one of our feedback forms. There is more information, including the draft planning documents, available on our website (www.cardiffhendrelakes.com).

With your support, we can create a truly unique development that brings investment to the region, creates new employment opportunities, and connects people to the landscape.

After this pre-application statutory consultation, we will be submitting outline planning applications later this year. The consultation closes on Wednesday 09 September 2020.

To have your say, please complete a feedback form online by visiting our website:

www.cardiffhendrelakes.com

Or download and print it and send it to our freepost address (you do not need a stamp):

FREEPOST HENDRE LAKES

If you need a hard copy of a feedback form or would like any more information, please get in touch:

Freephone: 0800 464 0850





Freepost: FREEPOST HENDRE LAKES



Website: www.cardiffhendrelakes.com

Stay informed about Cardiff Hendre Lakes

We'll be adding more information about the development in the coming weeks and months. To make sure you stay up-to-date, sign up to our mailing list via our website or follow us on social media:

Email: communityrelations@cardiffhendrelakes.com

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www.cardiffhendrelakes.com



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