

Upper Cosmeston Farm

Residential Development Opportunity
in Prime Coastal Location



- Prime residential development opportunity extending to 62.34 acres (25.23 hectares) with a planning application submitted for up to 576 residential homes, a primary school, community facilities and public open space which is expected to be determined at planning committee shortly.
- Established residential location on the southern edge of the upmarket Victorian suburb of Penarth, 5 miles south of Cardiff city centre.
- Welsh Government will assess the public value delivered with the aspiration of creating a high quality, energy efficient, low carbon and sustainable development with strong place making credentials. All homes are to be designed to WDQR standards with 50% affordable housing provision.
- The Property is available as a whole, or as lots. The process is being managed by a tender process to appoint a development partner(s).



The Vision

A high quality “Garden by the Sea” community where a diverse range of people live, learn and work; which prioritises walking and cycling, achieves net zero operational 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.

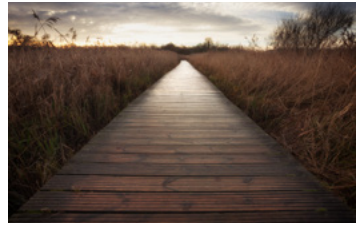


Location

Situated to the southern edge of Penarth, the Property is located in Cosmeston, a suburban extension of the affluent Victorian town of Penarth to the north.



Penarth Pier



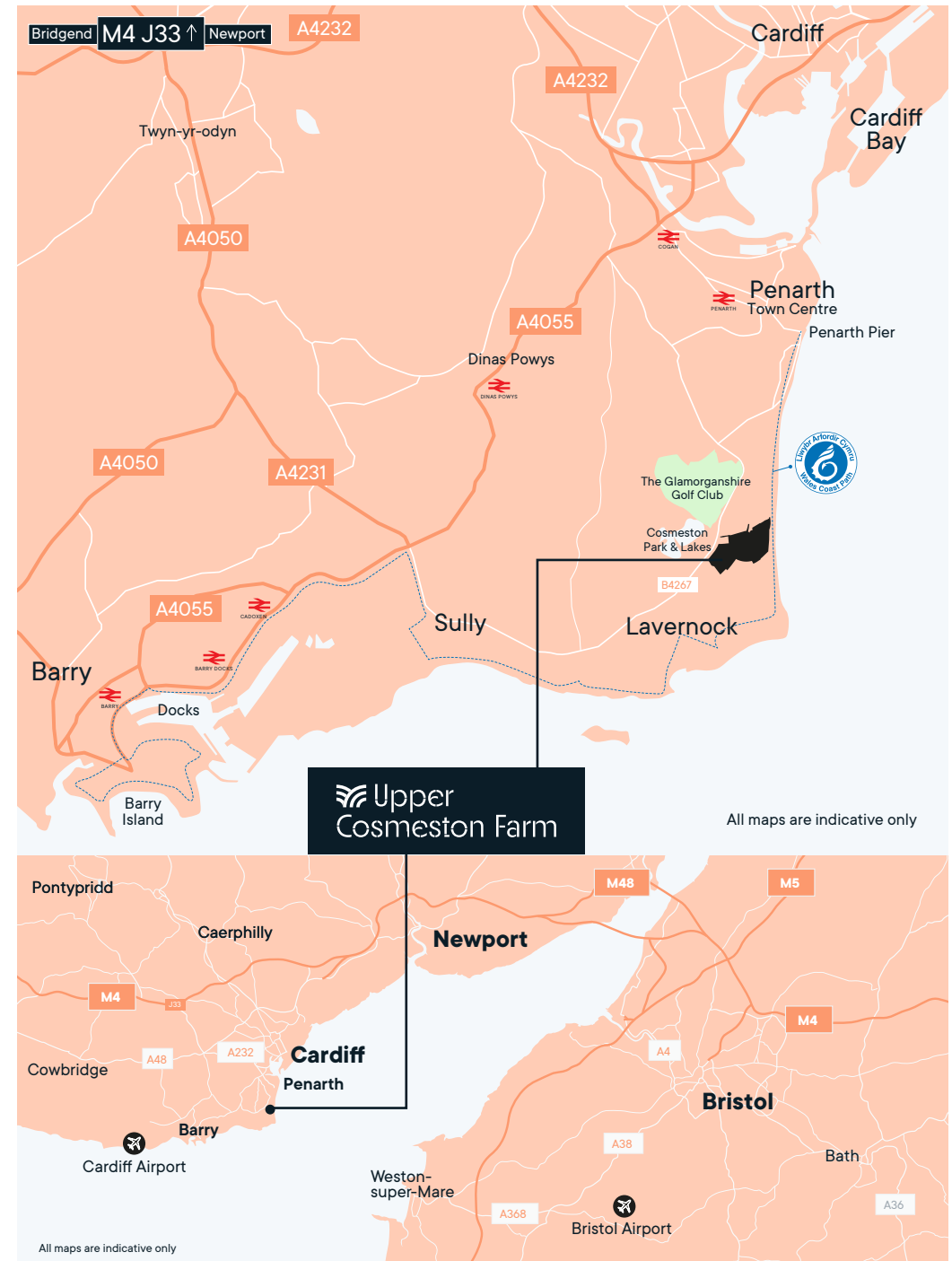
Cosmeston Lakes

Immediately to the west of the Property is Cosmeston Lakes and Country Park, which covers over 100 hectares and includes Cosmeston Medieval Village, a popular open air museum and heritage attraction. Further to the north-west is The Glamorganshire Golf Club.

The property is bounded by existing residential development to the north, the coastal path and cliff edge with elevated front-line views over the Severn estuary towards the islands of Steep Holm and Flat Holm to the east and open countryside to the south. From Penarth town centre, the coastal path runs along the Severn Estuary and continues along the Vale of Glamorgan coastline and beyond.

The Property is situated on (and accessed from) the B4267 Lavernock Road. 1.7 miles to the north is Penarth town centre, a seaside town offering a diverse range of independent shops, boutiques, restaurants and bars including James Sommerin's Michelin Star restaurant and a historic Victorian shopping arcade. Penarth was recently named one of the best places to live by the sea in the UK by The Times. Cardiff city centre is 5 miles to the north and Barry town centre is 5.5 miles to the west. Cardiff Airport is located approximately 8.5 miles to the west.

A bus route runs along Lavernock Road to the west, forming part of the LDP's strategic highway network and connects the site to Penarth town centre and onwards to Cardiff, as well as to Barry and Sully to the south. The nearest train station, Penarth, is 1.7 miles north (approx. 30 minute walk or 7 minutes cycle).



Description

The Property is characterised as predominantly greenfield land made up of seven arable fields, with long stretches of significant hedgerows extending from Lavernock Road to the coast, together with a small collection of farm buildings located in the south-west corner of the site. Whilst the majority of the site is agricultural in use, parts of the site are identified as having formerly been part of the dormant Lavernock Quarry, former landfill site “Cosmeston No 1 Old Tip” and a disused railway line.

The farmhouse at Lower Cosmeston Farm was granted Grade II listed status by CADW in October 2021.

The site extends to a total gross area of 62.34 acres (25.23 hectares). The topography of the site comprises three distinct plateaus and slopes from the highest point towards the cliff edge in the east to Lavernock Road to the west.



Planning Status & Development Proposals

The Property is an allocated housing site known as MG2 (24) – Land at Upper Cosmeston Farm, for residential development, associated community facilities (0.1-0.2ha), a primary school (1ha) and public open space (1ha). The allocation also requires a cycle route through the site.

The Property benefits from a outline planning application (planning ref: 2020/01170/OUT) which has been submitted for up to 576 residential units, a primary school, community space, 1ha of public open space, and two new access points created off Lavernock Road, with all other matters reserved. The planning application is expected to be determined at planning committee shortly.

The planning authority are seeking the following planning obligations:

Item	Obligation
Affordable Housing	40% provision. WDQR compliant. Based upon 576 units, a total of 231 affordable units, 70% of which to be social rent and 30% intermediate. Please note that 40% is the requirement under the S106, however, as part of this tender, WG require the provision of 50% affordable housing.
Sustainable Transport	£1,324,800 (£2,300 per residential unit)
Education	£6,476,088 contribution plus transfer of 1ha land for school site
School Transport	To be confirmed
Public Open Space	On-site provision incorporating 1 x NEAP, 3 x LEAP's and 4 x LAP'S
Community Facilities	On-site provision
Public Art	On-site provision

KEY

1. Primary School
2. LAP (Local Area for Play)
approx. area 120m² each (5x)
3. LEAP (Local Equipped Area for Play)
01- 1,100m², 02- 620m², 03- 570m²
4. NEAP (Neighbourhood Equipped Area for Play) approx. area 1,400m²
5. Outdoor Gym
6. Cycle Path
7. Water Feature: Attenuation Ponds or Reed Beds
8. Hedgerow
9. New Coastal Path
10. Public Space - Limestone Square
11. Community Gardens & Orchards
12. Coastal Park
13. Swales
14. Bus Stop
15. Bicycle Hire (indicative)
16. Pedestrian Cyclist Crossing
17. Public Art/Dormice Bridge - Marconi Crossing
18. Community Sport Pitch
19. Hedgerow maintained at lower height (1-1.5m)
20. Lower Cosmeston Farm
- community, educational or commercial use



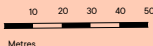
Upper
Cosmeston Farm

///unafraid.pepper.offers

Masterplan

The masterplan identifies four distinct areas for residential development, delivering 576 homes of varying density and storey heights with two access points (priority junctions) off Lavernock Road from the west.

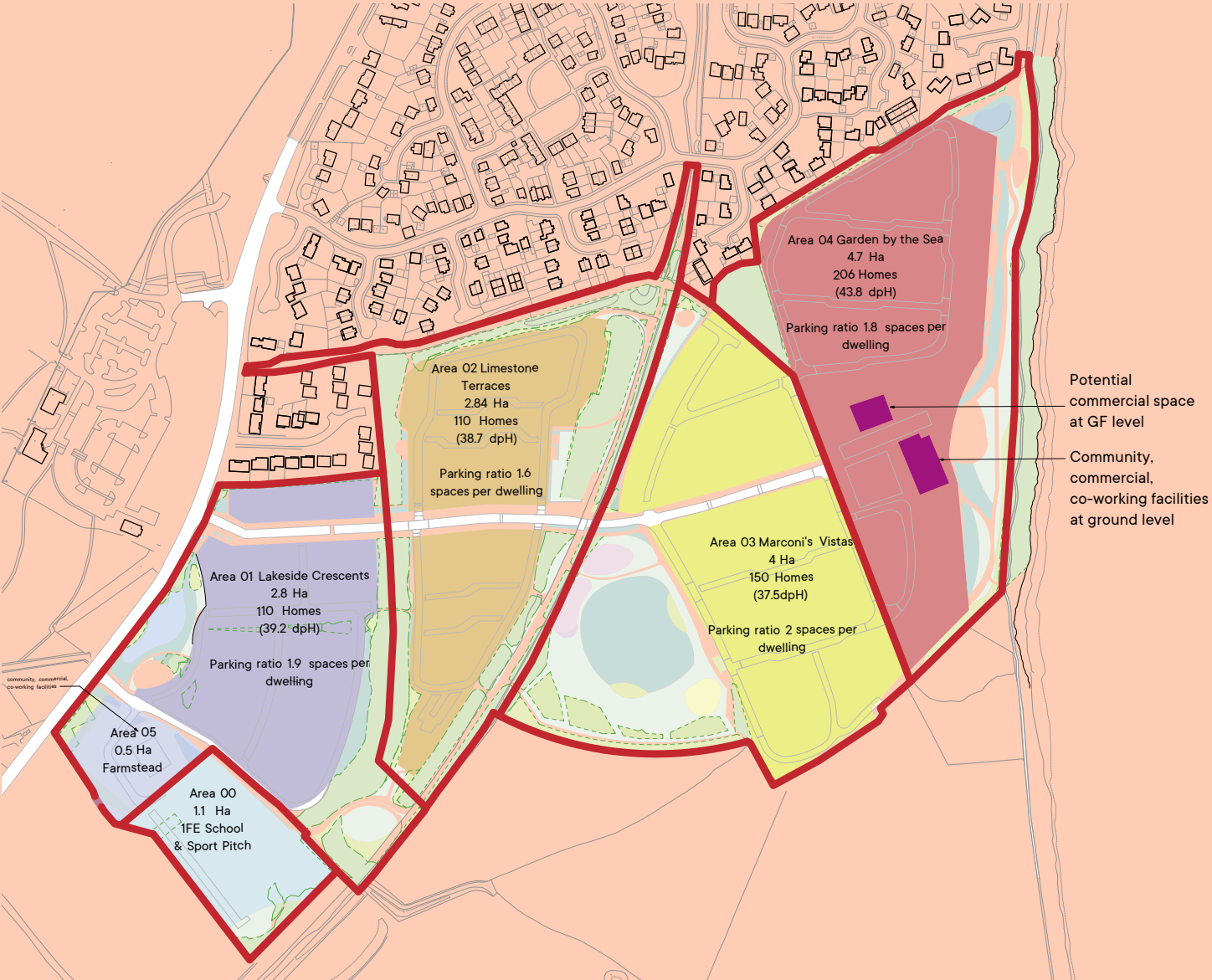
Land use & density



KEY

- Area 00 - School & Sport Pitch
- Area 01 - Residential
- Area 02 - Residential
- Area 03 - Residential
- Area 04 - Residential
- Area 05 - Community, Educational or Commercial
- Mixed Use

Note: Homes numbers are approximate estimation based on indicative layout



AREA 1

Lakeside Crescents

Area 1 and Area 5 comprising a developable area of approximately 2.8 hectares (6.92 acres) is shaded purple on the site plan and is located on the western lower plateau adjacent to Lavernock Road, forming the gateway to the wider development. Lakeside Crescents is proposed for approximately 110 residential homes and will be closely associated with the new primary school to the south.

Key Features of Lakeside Crescents:

- 110 residential homes
- 1 x LEAP
- 1 x feature attenuation pond

Lower Cosmeston Farm (Area 5)

The masterplan includes proposals for retaining and incorporating the listed building at Lower Cosmeston Farm to create an area for community, educational or commercial use.

Bidder's proposals for Area 1 and 5 must include the retained farm building.



AREA 2

Limestone Terraces

Area 2 comprising a developable area of approximately 2.84 hectares (7.01 acres) is shaded orange on the site plan and is located on the central plateau of the site. Limestone Terrace is proposed to be an exciting and vibrant community of approximately 110 residential homes which provide the opportunity to develop a place to live that is a little less conventional.

Key Features of Limestone Terraces:

- 110 residential homes
- 2 X LAP
- 1 x NEAP
- Existing railway bridge opened up at Northern Gateway and NCN88 cycle route extended through the site
- Allotments/ community gardens



AREA 3

Marconi's Vistas

Area 3 comprising a developable area of approximately 4 hectares (9.88 acres) is shaded yellow on the site plan and is located on the upper plateau offering views west and south over Cosmeston Lakes and the Vale. Marconi's Vistas is proposed for approximately 150 homes with a rich mix of housing typologies which include terraced family homes, larger pavilion styles homes and innovative double fronted courtyard homes. Marconi's Vistas will accommodate the new Active Travel route east-west and interfaces with Limestone Square at the natural high point of the site.

Key Features of Marconi's Vistas:

- 150 residential homes
- Main active travel route east-west
- 1 x LEAP
- 1 x NEAP
- Community park/allotments
- Wetland habitat as part of sustainable drainage system



AREA 4

Garden by the Sea

Area 4 comprising a developable area of approximately 4.7 hectares (11.61 acres) is shaded pink on the site plan. Garden by the Sea is the easternmost of the development areas and proposes a community of approximately 206 residential homes, which offer a wide range of housing typologies to include apartments, terraced and semi-detached houses to larger detached style houses. Garden by the Sea has a prime coastal position with far-reaching views over the Severn estuary.

Key Features of Garden by the Sea:

- 206 residential homes
- Relocated coastal path as part of the Linear Park.
- 1 x LEAP
- 1 x LAP
- Commercial and community facilities at Limestone Square to the centre of the development.



Welsh Government Objectives

– Pathway to Net Zero

Welsh Government has a central role in addressing the climate emergency in Wales and is committed to creating a greener, stronger, fairer Wales.

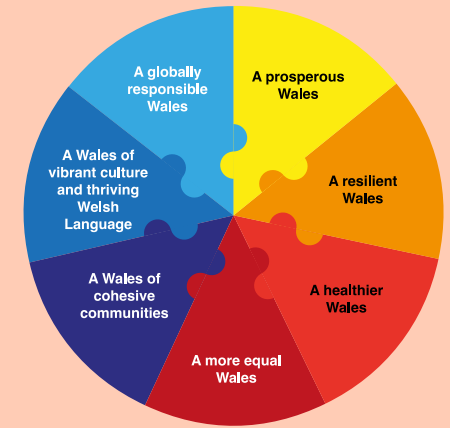
Welsh Government want to lead by example by creating an exemplar development at Upper Cosmeston Farm which is high quality, energy efficient, low carbon and sustainable with strong place-making credentials.

The Well-being of Future Generations (Wales) Act 2015 and the Environment Act 2016 guide Wales's decarbonisation action and embeds the principles across the Welsh Government and wider Welsh public sector. The seven well-being goals present a legally-binding common purpose for government at a national and local level to work together and improve the well-being of Wales.

The masterplan for Upper Cosmeston Farm aims to accommodate these goals by:

- Creating the conditions that will help foster a cohesive community that is an attractive place to live and visit designed to 21st century standards;
- Incorporating legible streets and maximizing connectivity within the development and the surrounding residential area;
- Promoting a positive link between important local amenity spaces such as the coastal path and Cosmeston lakes;
- Promoting and protecting culture, heritage and the Welsh language.
- Employing a holistic approach to design with ecology, sustainable drainage and sustainable design principles considered from the outset.

In order to meet these objectives, Welsh Government has set Standards, as detailed in the data room, which Bidders are required to deliver at Upper Cosmeston Farm. Bidders are encouraged to go beyond these objectives and in particular be innovative in approach and design to support decarbonisation and achieve net zero.



50% Affordable
Housing



Ambitious
Decarbonisation
Objectives



High Quality
Design



Strong Place-Making
Principles



Promote a Circular
Economy



Community
Engagement

Method of Sale

Interested parties are to formally register their interest in the Property by emailing Savills at cosmestonqueries@savills.com. Only bidders who register their interest will be provided access to the Data Room and receive clarifications and updates in respect of the tender process. The process is being undertaken as an equal, open and transparent tender process in the interests of securing fair competition and best value for money.

The Property is available as a whole or structured as lots. In respect of lots, the following structures are available:

- Area 1 and 5
- Area 1, 2 and 5
- Area 1, 2, 3 and 5
- The whole site (Area 1, 2, 3, 4 and 5)

The process is being conducted as a two stage process:

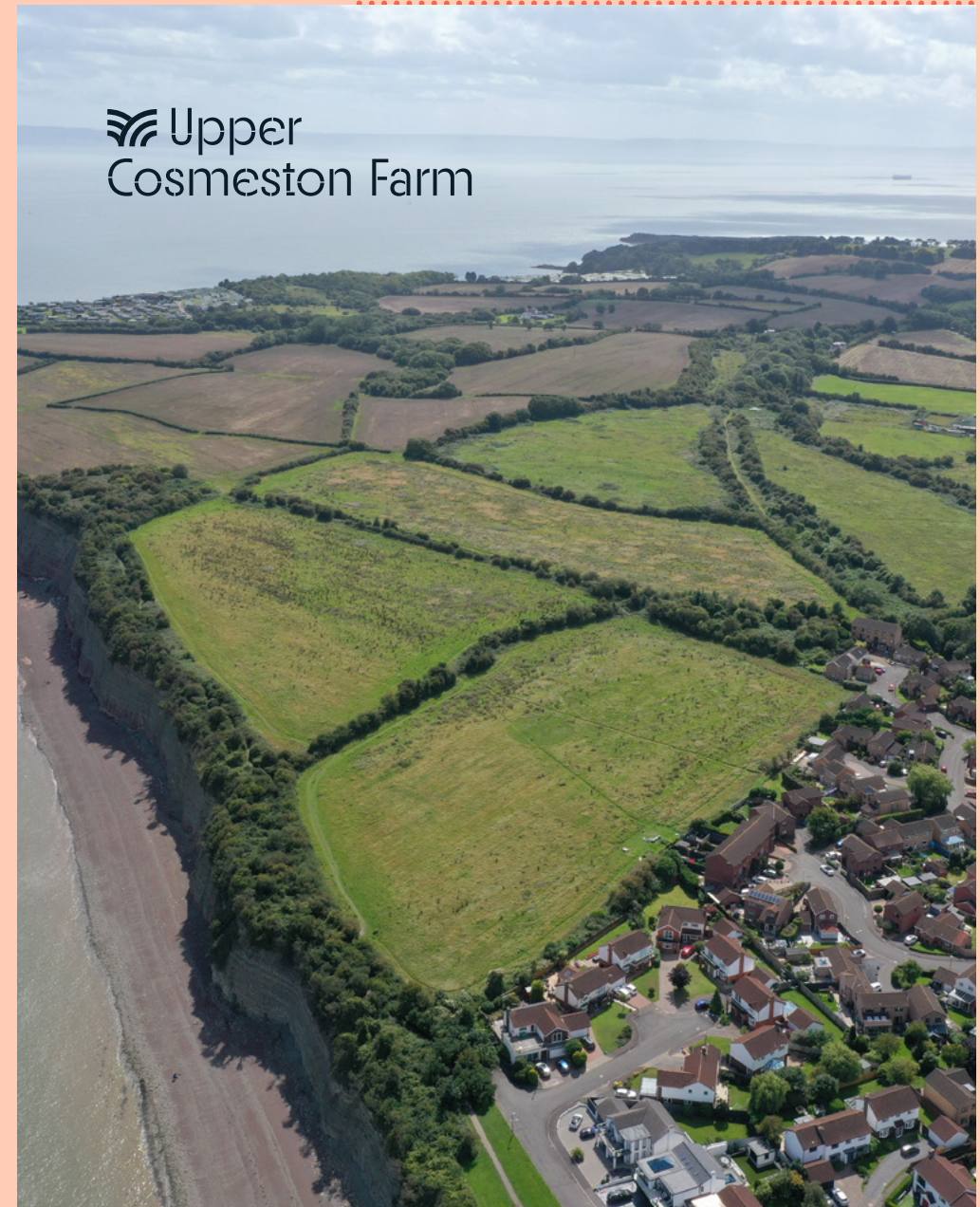
STAGE 1 EXPRESSIONS OF INTEREST

The purpose of Stage 1 is to identify parties who meet WG's acceptability criteria. Interested parties are required to submit an Expression of Interest in accordance with the Instructions to Tenderers – Stage 1 available in the Data Room. Expressions of Interest must be submitted to Savills by 12pm on 29th January 2024. During this stage, bidders will also be asked to confirm the extent of the property that they intend to bid for.

STAGE 2 SUBMISSION OF PROPOSALS VIA TENDER

Stage 2 will be invitation to those bidders who successfully pass Stage 1. Parties who did not submit an Expression of Interest during Stage 1 or who were not successful in passing Stage 1 will not be considered. During Stage 2, bidders will be asked to submit their proposals which will be scored against the extent to which they meet or exceed the Standards.

Following receipt of initial proposals, bidders will be invited to interview, before submitting their final proposals.



General Information

Viewings & Site Briefing

Site briefings will be arranged where members of the disposal team will be available to answer questions and to provide a full inspection of the Property.

Tenure

Welsh Government own the Property freehold but will initially be offering a licence for the purpose of carrying out surveys and securing reserved matters approval etc.

Following grant of reserved matters, a building lease will be granted. The freehold title will be drawn down on a plot by plot and/or phase by phase basis.

Full details are available within the Legal Pack within the Data Room.

VAT

The property is elected for VAT.

Data Room

Access to the Data Room is only available to parties who formally register their interest with Savills at: cosmestonqueries@savills.com.

The following information is available:

- Marketing Brochure
- Welsh Government Standards
- Stage 1 Questionnaire and Stage 2 Questionnaire
- Instructions to Tenderers
- Drone Video, Aerial Photography and Plans
- Planning Report
- Topographical Survey
- Geo-environmental and Geo-technical (Site Investigation)
- Drainage and FCA
- Transport
- Arboricultural Report
- Archaeology and Heritage Report
- Ecological Survey
- Air Quality Assessment
- Noise Impact Assessment
- Environmental Statement
- Landscape and visual impact assessment
- Legal Pack

Video

A drone video is available here:



 Upper
Cosmeston Farm

Lavernock Road, Penarth

Contact

Scott Caldwell
Chloe Latham
Matt Allen

All enquiries to:
cosmestonqueries@savills.com

savills

2 Kingsway
Cardiff CF10 3FD

Important Notice
Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

October 2023



Llywodraeth Cymru
Welsh Government