27 October 2026

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Dear Sir / Madam,

LAND OFF ST MELLONS ROAD KNOWN AS BRYNGOLAU FARM SOUTHERN EXTENT OF STRATEGIC SITE F (WEST OF PONTPRENNAU).

On behalf of our client, Persimmon Homes East Ltd, Savills is instructed to undertake pre-application consultation in relation to land at Land off St Mellons Road known as Bryngolau Farm, southern extent of strategic site F (West of Pontprennau). Full planning permission will be sought for:

"Demolition of derelict farm buildings and construction of a residential development of circa 300 dwellings (Use Class C3), including affordable housing, access, internal roads, active travel routes, public open space, landscaping, sustainable drainage infrastructure, ecological mitigation and enhancement and associated engineering works and ancillary development."

We are required to undertake Pre-Application Consultation ("PAC") for a period of 28 days in advance of the planning application being submitted to Cardiff Council ("the Council"). In this regard, we are writing to confirm that the PAC process will run from 27 October 2026 until 25 November 2026.

The attached notice provides instructions on how the draft application can be viewed and how comments on the proposals can be submitted.

Please note, this PAC provides the opportunity to comment directly to Persimmon Homes East Ltd, as the developer, on the proposed development prior to the formal submission of the planning application to the Council. Any subsequent planning application will be subject to statutory consultation by the Council and any comments provided in response to this notice will not prejudice your ability to make further representations to the Council on any related planning application. You should note that any comments submitted may be placed on the public file.

We look forward to receiving your response on the proposed development by the 25 November 2026. Please do not hesitate to contact us if you have any queries in relation to this letter.

Yours faithfully,

Savills

Savills

Enclosed: Schedule 1B Notice

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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Registered office: 33 Margaret Street, London, W1G 0JD

27 Hydref 2026

Annwyl Syr / Fadam,

FFERM BRYNGOLAU. EITHAF DEHEUOL SAFLE STRATEGOL F (I'R GORLLEWIN O BONTPRENNAU).

Ar ran Persimmon Homes East Ltd, cyfarwyddir Savills i gynnal ymgynhoriad cyn-ymgeisio yn ymdrîn â Fferm Bryngolau. Eithaf deheuol safle strategol F (i'r gorllewin o Bontprennau). Cyflwynir cais caniatâd cynllunio llawn i'r Cyngor ar gyfer y datblygiad isod:

"Dymchwel adeiladau fferm segur ac adeiladu datblygiad preswyl o tua 300 o anheddau (Dosbarth Defnydd C3), gan gynnwys tai fforddiadwy, mynediad, ffyrdd mewnol, llwybrau teithio llesol, gofod agored cyhoeddus, gwaith tirlunio, seilwaith draenio cynaliadwy, mesurau lliniaru a gwella ecolegol, ynghyd â gwaith peirianneg cysylltiedig a datblygiad ategol."

Mae'n ofynnol i gynnal Ymgynghoriad Cyn-ymgeisio ("PAC") am gyfnod o 28 diwrnod cyn cyflwyno'r cais cynllunio i Gyngor Sir Caerdydd ("y Cyngor"). Yn hyn o beth, rydym yn ysgrifennu i gadarnhau y bydd y broses PAC yn rhedeg o'r 27 o Hydref 2026 tan y 25 o Dachwedd 2026.

Mae'r hysbysiad atodedig yn rhoi cyfarwyddiadau ar sut y gellir gweld y cais ddrafft, a sut y gellir cyflwyno sylwadau ar y cynigion.

Nodwch fod y broses ymgynghori cyn ymgesio hon yn rhoi'r cyfle i wneud sylwadau'n uniongyrchol i Persimmon Homes East Ltd, fel y datblygwr, ar y datblygiad arfaethedig cyn cyflwyno'r cais cynllunio'n ffurfiol i'r Cyngor. Bydd unrhyw gais cynllunio dilynol yn destun ymgynghoriad statudol gan y Cyngor ac ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn rhagfarnu ar eich gallu i wneud sylwadau pellach i'r Cyngor ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir rhoi unrhyw sylwadau a gyflwynir ar y ffeil gyhoeddus.

Edrychwn ymlaen at dderbyn eich ymateb ynglŷn â'r datblygiad arfaethedig, erbyn yr 25 o Dachwedd 2026. Mae croeso i chi gysylltu â ni os oes gennych unrhyw ymholidadau ynglŷn â'r llythr hwn.

Yr eiddoch yn gywir,

Savills

Savills

Wedi'i amgáu: Hysbysiad Atodlen 1B