# Residents express frustrations over development issues in St Edeyrn's Village



Located on the northern outskirts of Cardiff, St Edeyrn's Village in Old St Mellons presents a contrasting profile to the picturesque suburban ideal often associated with new-build estates. Despite the initial charm of the area, residents are vocal about their growing frustrations concerning the development's shortcomings in infrastructure and service provisions.

Since receiving outline planning permission from Cardiff Council in 2014, St Edeyrn's Village has been under gradual construction, with completion of homes but several vital community commitments still unfulfilled. Some of the obligations include the establishment of an allotment, community space, and improved landscaping, all of which have yet to materialise. Additionally, residents express mounting dissatisfaction with construction quality, citing issues like poorly constructed pavements that pose tripping hazards, insufficient waste management facilities, and several home-related defects.

The waste management system on the estate has come under particular scrutiny, as the single set of bins insufficiently serves the over 1,000 homes in the area. Residents have taken proactive measures by organising litter picks and distributing bin bags, yet litter continues to accumulate across public spaces with discarded items frequently observed. Mike Payne, part of the local litter-picking group, lamented, "Cans and paper everywhere, just thrown all over the shop," as reported by Wales Online.

Problems extend to the quality of housing itself. Mike Payne shared his experience regarding the poor standard of construction in his own home, stating: "I literally had to take out the toilets that were in my house and put them back and found a hair bobble... wrapped around the cistern." This sentiment was echoed by Jordan Draper, a new homeowner who recounted his battles with drainage issues that resulted in flooding, necessitating the replacement of carpets in his kitchen and living room. He expressed disappointment over the difficulties faced, saying, "It's not been what I imagined."

Local resident Kay Nash voiced her concerns about the squalid conditions surrounding a vacant commercial space near her home, pointing out the accumulation of rubbish that detracts from the community's pride. "I have just moved in and... it is obviously getting more and more shabby," Nash added, illustrating the discontent among homeowners.

Cardiff Council remains engaged in discussions regarding the status of St Edeyrn's Village. A spokesperson clarified that none of the roads have been officially adopted, with future restrictions on parking likely to be implemented. As part of ongoing concerns, Cllr Peter Littlechild highlighted the lack of community facilities, finished roads, and amenity spaces within the estate at a recent full council meeting. His queries regarding the oversight of developer obligations sparked acknowledgment from Cllr Dan De'Ath, who remarked, "There are ongoing discussions being held with the council as well as the headteacher to ascertain the time frame for their use."

Despite the breakdown in accountability between various parties, including the developer Persimmon Homes and the managing agent Remus Management, many residents held a strong sense of community spirit. Mike Payne emphasised the proactive efforts made by neighbours to enhance their environment and connect, saying, "We can get over 200 individuals across this one small estate that are prepared to come out every month and litter pick."

As reported by the Welsh Government, current regulations provide limited oversight regarding development management practices, which has led to inconsistent experiences across new housing estates like St Edeyrn's Village. Homeowners have expressed a desire for a comprehensive review of the management structure, signalling a need for accountability and improvement.

In response to community grievances, a spokesperson for Persimmon Homes East Wales conveyed apologies for the inconveniences experienced, emphasising their commitment to completing the development to a high standard before the completion of the year. However, ongoing frustration persists among residents who highlight their struggles with both the developer and the management company, which inherited many of the troubles as development continues.

As St Edeyrn's Village evolves, homeowners remain hopeful for progress while grappling with the realities of living in a new development, balancing community efforts with a longing for the fulfilment of essential infrastructure and amenities.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <https://www.homeviews.com/development/st-edeyrns-village-cf3> - This URL supports the claim about residents' frustrations with infrastructure and service provisions at St Edeyrn's Village, including issues with shops and community spaces.
* <https://www.wales247.co.uk/persimmon-granted-planning-permission-for-smaller-phase-at-st-edeyrns-development> - This URL corroborates the ongoing development at St Edeyrn's Village, mentioning Persimmon's recent planning permission for additional homes and infrastructure improvements.
* <https://www.wales247.co.uk/plans-for-school-at-st-edeyrns-village-in-cardiff-move-forward> - This URL highlights the demand for school places in the area due to the housing development, which aligns with the growing community needs at St Edeyrn's Village.
* <https://www.cardiff.gov.uk/ENG/resident/Planning/Planning-Applications/Pages/default.aspx> - This URL provides information on Cardiff Council's planning applications, which would include details about St Edeyrn's Village development and any ongoing discussions with developers.
* <https://www.persimmonhomes.com/regions/east-wales> - This URL offers information about Persimmon Homes' developments in East Wales, including their commitment to quality and community engagement, which contrasts with resident experiences at St Edeyrn's Village.