# Residents express mixed feelings about St Edeyrn's Village development



St Edeyrn's Village, located on the northern fringes of Cardiff in Old St Mellons near the River Rumney, presents itself as a typical new-build estate. However, interviews with residents reveal a complex picture. Although they commend the community spirit, many express dissatisfaction with various aspects, especially regarding construction quality and local amenities.

The development, which received outline planning permission from Cardiff Council in 2014, was designed to be a mixed-use community with residential units, commercial spaces, and facilities such as a primary school. Most of these elements have moved toward completion, including a commercial unit now home to a SPAR shop. Nevertheless, residents are still waiting for several promised amenities, including allotments and community areas.

Concerns about construction quality have surfaced among residents, with reports of unfinished pavements posing tripping hazards and incomplete waste management systems. Currently, only two waste bins are available for over 1,000 homes, leading homeowners to take initiative by distributing bin bags and organising litter-picking events. Mike Payne, a local resident involved in the litter initiative, described the area as "an unsightly mess," noting that littering problems persist despite community efforts.

Homeowners have expressed frustration with their properties' quality, citing specific issues like poor plumbing. Mike Payne reported an incident after discovering makeshift repairs where a hair bobble had been used to plug a leak. He stated, "It is so shoddy... 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 and just covered in silicon." Several residents feel disenfranchised, having paid council tax without seeing the corresponding services, particularly as many roads remain unadopted while service charges are paid to a private firm.

Jordan Draper, who is purchasing his first home in St Edeyrn's, reported flooding in his kitchen due to drainage issues that necessitated carpet replacements. He expressed a sense of misfortune compared to others who have also dealt with similar problems. Others have identified hazards in ongoing construction, especially noting that unfinished pavements along Church Road have led to accidents.

Adding to the complexity, some residents recently awoke to find new double yellow lines painted outside their homes, restricting parking unexpectedly. Cardiff Council clarified that the roads have yet to be adopted, explaining that any parking restrictions currently enforced stem from the developer's decisions rather than council mandates. Amidst the changes, residents shared concerns about the impact of these restrictions on visitor parking, with some already parking in cycle lanes due to a lack of designated spaces.

Amid ongoing discussions, several residents, including Cllr Peter Littlechild, have voiced discontent over the absence of community facilities and inadequate infrastructure. Speaking at a council meeting, Cllr Littlechild raised questions regarding the developer's failure to meet planning obligations. Cllr Dan De'Ath acknowledged these frustrations, highlighting that conversations with Persimmon Homes must yield tangible commitments to resolve several outstanding issues within a timeframe.

A spokesperson for Persimmon Homes apologised for the situation, stating their commitment to finishing the development to a high standard and outlining plans to engage constructively with both residents and the local authority to address issues. As homeowners await further action, many cling to a sense of community despite their grievances. Concerns about management and maintenance highlight the challenges faced by new housing estates in the region, which often operate under private management firms, leaving residents caught in the middle of accountability disputes.

As the residents collectively seek improvements and resolutions, the situation continues to evolve, reflecting their desire for a thriving community that meets expectations without the ongoing frustrations. The landscape of St Edeyrn's Village is still unfolding, with both community spirit and concerns remaining deeply interlinked as residents advocate for progress.

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

## References

* <https://www.caerdydd.gov.uk/ENG/resident/Planning/development-monitoring/Documents/DAM%20Site%20G%20-%20East%20of%20Pontprennau%20Link%20Road.pdf> - This document provides details about the planning permission and development of St Edeyrn's Village, including the mixed-use community design and infrastructure provisions.
* <https://www.homeviews.com/development/st-edeyrns-village-cf3> - This webpage offers reviews and information about St Edeyrn's Village, highlighting its location and community aspects.
* <https://www.loopnet.com/Listing/St-Edeyrns-Vlg-Cardiff/16343169/> - This listing provides additional details about St Edeyrn's Village, including its residential capacity and amenities like a new primary school.
* <https://www.noahwire.com> - This is the source of the original article discussing resident concerns and community dynamics in St Edeyrn's Village.
* <https://www.cardiff.gov.uk/ENG/resident/Planning/development-monitoring/Pages/default.aspx> - This webpage offers general information on development monitoring in Cardiff, which could include updates on St Edeyrn's Village.