



## DESIGN & ACCESS STATEMENT

PROPOSED CONSTRUCTION OF 3 COMMERCIAL BLOCKS, STORAGE COMPOUND, ON SITE CAR PARKING, CYCLE AND REFUSE STORAGE FACILITIES

LAND AT BONA ROAD / TUMULUS WAY, LLANDOW, VALE OF GLAMORGAN



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## 1.0 INTRODUCTION

- 1.2 This statement has been prepared to support our Clients' planning application for the proposed construction of 4 blocks of commercial units with access, parking, cycle & refuse stores, on land adjacent to the Western Mail building, Pacific Road, Cardiff, CF24 5HJ.
- 1.3 This statement explains the concept and principles of the development in relation to accessibility, character, community safety, environmental sustainability, movement and assesses the proposal against the relevant Planning Policy framework. The statement demonstrates the proposal accords with relevant National and Local Planning Policy and other material planning policy considerations.

## 2.0 PLANNING POLICY CONTEXT

### National Planning Policy

- 2.1 The Wales Spatial Plan *People, Places, Futures* sets a strategic framework to guide future development and policy interventions. It integrates the spatial aspects of National strategies for social inclusion and economic development, health, transport and environment, translating the Assembly Government's sustainable development duty into practice.
- 2.2 Planning Policy Wales (PPW Edition 10) December 2018 sets out the land use planning policies of the Welsh Assembly Government. It is supplemented by a series of Technical Advice Notes. Procedural advice is given in circulars and policy clarification letters.
- 2.3 Section 3 states '*Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between*





people and places. Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales.'

- 2.4 Previously developed land should, wherever possible, be used in preference to greenfield sites where it is suitable for development.
- 2.5 Section 4 states *'The planning system should enable people to access jobs and services through shorter, more efficient and sustainable journeys, by walking, cycling and public transport. The Welsh Government is committed to reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. The planning system has a key role to play in reducing the need to travel and supporting sustainable transport, by facilitating developments which:*
- *are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car;*
  - *are designed in a way which integrates them with existing land uses and neighbourhoods; and*
  - *make it possible for all short journeys within and beyond the development to be easily made by walking and cycling.*
- 2.6 With regard to commercial development and employment, section 5 states that *"The planning system should ensure that the growth of output and employment in Wales as a whole is not constrained by a shortage of land for economic uses. Through the development plan process planning authorities and relevant stakeholders should work together to identify the most appropriate land for development. Planning authorities should aim to promote the re-use of previously developed, vacant and underused land."*
- 2.7 Planning Policy Wales Technical Advice Note 12: Design, sets out the Welsh Assembly Government's detailed advice on how to achieve good design in all development at every scale throughout Wales.
- 2.8 The guidance sets out the Assembly's objectives for good design, namely





- Access – ensuring ease of access for all.
- Character – sustaining or enhancing local character. Promoting legible development. Promoting a successful relationship between public and private space. Promoting quality, choice and variety. Promoting innovative design.
- Community safety – ensuring attractive, safe public spaces. Security through natural surveillance.
- Environmental sustainability – achieving efficient use and protection of natural resources. Enhancing biodiversity. Designing for change.
- Movement – promoting sustainable means of travel

2.9 TAN 4 – *Retail & Commercial Development*; TAN 18 - *Transport* and TAN 22 – *Sustainable buildings* are considered relevant to the site.

## **LOCAL PLANNING POLICY**

1.1 The current development plan comprises the Adopted Vale of Glamorgan Local Development Plan 2011-2026 (LDP) and constitutes the development plan for the Authority.

1.2 Policies relevant to the determination of this application found in the Deposit LDP are:

### **Strategic Policies:**

*Policy SP1 - Delivering the Strategy*

*Policy SP5 – Employment requirements*





### **Managing Growth Policies:**

*Policy MG9 – Employment Allocations (9- Llandow Trading Estate)*

### **Managing Development Policies:**

*Policy MD1 - Location of New Development*

*Policy MD2 - Design of New Development*

*Policy MD5 - Development within Settlement Boundaries*

*Policy MD7 - Environmental Protection*

*Policy MD14 – New employment proposals*

*Policy MD16 - Protection of Existing Employment Sites and Premises*

### **Supplementary Planning Guidance**

- 1.3 Supplementary Planning Guidance adopted by the Council which supplement Development Plan policies are also 'material considerations' to the determination of planning applications.

### **Flooding**

- 2.10 The application site is within Zone A, which is considered to be at little or no risk of fluvial or coastal/tidal flooding.



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### 3.0 SITE & SURROUNDINGS

3.1 The application site comprises an undeveloped parcel of land of approximately 1.8 acres within the established Llandow Trading Estate. The site is located on the junction of Bona Road and Tumulus Way and is allocated for B1, B2 and B8 uses.



3.2 Llandow is located approximately 2 km north of Llantwit Major and 3 km south west of Cowbridge and has good transport links to Cardiff and Bridgend via the A48.

## 4.0 PROPOSAL

4.1 The application seeks planning consent for the proposed construction of 3 blocks of 2 storey commercial units, with access, parking, cycle and refuse storage facilities. A balancing pond is proposed to the north eastern corner of the site.



4.2 The units will be constructed in materials common to the area, comprising:

Roof – Profile metal roof

Walls – composite / rainscreen walls

Windows and doors - PPC aluminium



### **Access / movement**

- 4.3 Access to the sites will be via an entrance onto Bona Road, with adequate dedicated parking, cycle and refuse facilities provided within the site's curtilage.
- 4.4 It is not considered that the proposed use would have any further impact on the highway safety or surrounding existing businesses.
- 4.5 The application site is flat with level access to the adjacent public footpaths. Accordingly, the site is not considered to provide any potential barriers to accessibility. Pedestrian access points to the buildings are clearly illustrated on the submitted application drawings.
- 4.6 The design approach adopted by the applicant is 'to provide a barrier free environment for all'.
- 4.7 Access will be interpreted to include access into and within buildings and the curtilage of the application site.
- 4.8 The position of the site on presents no potential access problems for pedestrians and car borne visitors. Adequate car parking is available to the front of the building.
- 4.9 As the proposal drawings illustrate, pedestrian access to the site is achieved via the existing footpath network abutting the site.

### **Circulation routes – motor vehicles/cyclists/pedestrians**

The scheme is accessible to motor vehicles, pedestrians and cyclists.





### **Visibility of entrances and access to buildings**

The principal entrances to the site have dedicated lighting.

### **Emergency vehicles**

The scheme has been designed to provide access for emergency vehicles to all parts of the development.

### **External lighting**

Adequate external lighting is provided to assist pedestrian access from outside the site and on-site.

### **Community Safety**

- 4.10 The position of the site within an established industrial estate and design of the units affords the opportunity for natural surveillance of the building entrances and on site car parking.
- 4.11 The site will be bound by existing and enhanced fencing and will be accessed via an entrance onto Bona Road.
- 4.12 The main entrances to the buildings are well positioned within a defined secure defensible space and lit to ensure a strong sense of personal safety.
- 4.13 The form and appearance of the development integrates well with its surroundings and is within a short distance of the established areas of Llantwit Major and Cowbridge and major road networks.

## **5.0 CONCLUSION**





- 5.1 The application proposal seeks consent for the proposed construction of 3 blocks of commercial units with access, parking, cycle & refuse stores, on land at Bona Road / Tumulus Way, Llandow Trading Estate, Llandow.
- 5.2 The application site is located within an established allocated industrial / business use area.
- 5.3 The proposed application adheres to National and Local policies and guidelines and does not adversely affect the highway safety or vitality of the allocated employment area as to warrant a refusal.
- 5.4 The proposed scheme takes maximum advantage of the site's position to create an attractive and high quality business / industrial development.

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