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Our ref 30327/GW//698905v1
Your ref

Dear Rob

OUTLINE APPLICATION FOR MIXED USE DEVELOPMENT AT BARRY WATERFRONT

On behalf of our client, Taylor Wimpey UK Ltd, Persimmon Homes Ltd and BDW Trading Limited ("the Consortium"), we enclose an application for outline planning permission for a mixed use development at Barry Waterfront in the Vale of Glamorgan.

We also submit a second identical application to the Council which will provide the Consortium with an option to convert one of the outline applications into a hybrid application at a later date. This would allow for the submission of full details of infrastructure works so enabling an early start on these phases of the scheme without having to await the submission of reserved matters applications. This would not interfere with the consideration of the principle of the outline development on the other application.

Description of Development

The planning application seeks permission for:

Development of vacant land at Barry Waterfront for residential (C3), retail (A1), cafés, bars and restaurants (A3), hotel (C1) and, offices (B1). Development of vehicular and pedestrian/cycle access including a new link road, re-grading of site to form new site levels and associated infrastructure works, parking, servicing, landscaping, public realm and public open space provision.

Composition of Planning Application

The enclosed planning application comprises 12 copies (6 copies for each application) of statutory and other accompanying documents as follows:



- i Completed planning application forms (including Certificate C and Agricultural Holdings Certificate);
- ii Planning application drawings package (including site location plan);
- iii Planning Statement ;
- iv Design and Access Statement;
- v Consultation Report;
- vi Retail Assessment;
- vii Environmental Statement;
- viii Transport Assessment;
- ix Sustainability Statement including Low Carbon Strategy; and
- x Cheques made payable to The Vale of Glamorgan Council for the requisite application fee of £42,252 for each application (Total £84,504)
- xi CD's

The accompanying Environmental Statement (ES) comprises:

Volume 1	ES Non-Technical Summary
Volume 2A	ES Technical Studies, Appendices and Figures (Chapters A – X)
Volume 2B	ES Technical Studies, Appendices and Figures (Chapters X – N)

A review of the Council’s validation requirements (unadopted) and how the documents listed above match the requirements is set out in Appendix 1, attached to this letter.

Barry Waterfront

The Barry Waterfront site is located to the south-west of Barry town centre and is strategically positioned between the town centre, Barry Island and the Old Harbour. The site area within the red line is approximately 43 hectares. The site is bordered by the Cardiff-Barry Island railway line and a mix of residential, commercial and industrial property. The application site is derelict land with two vacant buildings in the southern part of the site.

Adjacent to the application area is the existing waterfront development comprising some 690 residential units together with a retail area incorporating a Morrisons food store and non-food retail units as well as a medical centre. To the north of the application site, is the Innovation Quarter which comprises a range of office and business starter units.

Development Proposals

The Barry Waterfront planning application will deliver the following major benefits:

- A flagship mixed use development based on sustainable design principles;
- a capital investment in Barry of approximately £150 million;



- the reclamation and regeneration of 42ha of derelict and contaminated land;
- provision of up to 2,000 new homes built to Ecohomes Excellent standards;
- an increase of 720 direct jobs based on the site, a further 830 net additional direct and indirect jobs spread across the local area;
- up to 1,990 temporary construction jobs spread over a 10 year period;
- an increase in the resident population of Barry Waterfront of approximately 4,600 people; and
- creation of a new quality waterside destination within the heart of Barry;
- new pedestrian, cycle and vehicular links between Barry Town Centre and Barry Island;
- new quality public realm and public open space facilities;
- a new district centre with necessary new retail provision.

The site is allocated for residential led comprehensive development in the adopted UDP. The principle of development has also been established through a previous grant of planning permission across most of the site (excluding South Quay).

National Planning Policy Guidance favours the regeneration of brownfield sites in preference to greenfield development. The proposed development approach is consistent with the Assembly's Housing Objectives as set out in MIPPS 01/2006 Housing. Furthermore, delivery of this site is essential to maintain a five year supply of housing land within the Vale of Glamorgan as required by the MIPPS.

Conclusion

The consortium believes that the planning application as proposed has properly considered all significant adverse impacts as identified in the Environmental Statement. The application documentation explains why we consider that planning permission is justified and we trust that the Council will be able to support this project and the significant benefits that it will bring not only to Barry but the whole of the Vale of Glamorgan.

A CONFIDENTIAL financial viability assessment is currently being prepared by the Consortium. This document will be used to inform Section 106 negotiations between the Council and our client. It is anticipated that the report will be available in early September.

We look forward to receiving confirmation that the application has been validated and we will contact you shortly to discuss the progress of the application. Please do not hesitate to contact me should you require clarification on any aspect of the application.



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Yours sincerely

A handwritten signature in blue ink that reads 'Gareth Williams'.

Gareth Williams
Director



APPENDIX 1 Validation Requirements for Planning Applications

The Vale of Glamorgan's planning application validation checklist (not adopted) comprises both national and local requirements. The following table summarises these requirements and sets out where the corresponding information can be found within the application submission to satisfy these requirements.

National Requirements	
Completed application forms	Included
Agricultural Holdings Certificate	Included
Ownership Certificate	Included – Certificate C
Site Location Plan	Included – Application Drawing Package
Other Drawings	Included – Application Drawing Package
Design and Access Statement	Included
Application Fee	Included
Local Requirements	
Maximum Envelope of proposed buildings	Included – Application Drawing Package
Access Statement	Included – See Design and Access Statement
Sustainability Appraisal	Included – Sustainability and Energy Statement
Transport Assessment	Included
Environmental Statement	Included
Supporting Planning Statement	Included
Flood Impact Assessment	Included – ES Chapter H
Utilities Statement	Information on drainage connections can be found in ES Chapter H



Tree Survey	Included – ES Chapter M Appendix 3
Planning Obligations/Draft Heads of Terms	See Planning Statement
Regeneration Assessment	See Planning Statement
Energy Statement	Included – Sustainability and Energy Statement