
10. Use of the Water

6.38 Due to the relationship of the waterfront with the water, consideration must be given to what uses can be made of the water, as the effective use of the water could provide a valuable opportunity to create attractive and usable public spaces. This should be done by investigating the opportunity for the provision of a community facility to support water based activities such as changing facilities or a club house and storage facilities. As such, opportunities for interaction with the water will be investigated along the waterfront, at the Pontoons at Arno Quay, the Mole and at Waterfront Square.

6.39 The Mole in particular provides a unique opportunity to deliver a Marina for Barry and therefore development of the waterfront must also consider opportunity for the future provision of this development. However, whilst the future of this development is unknown there could be scope to accommodate temporary 'meanwhile' uses in advance of development of the Mole.

11. Character Areas

6.40 The physical characteristics of a neighbourhood influences the way in which it functions. Whilst a comprehensive approach is taken to overall site design the opportunity exists to create a number of distinct character areas through variations in key elements of the built form.

6.41 Basic design principles will be applied in each area. The purpose is to achieve areas with separate identities and in which residents and visitors will take pride. This will apply to residential and commercial areas as well as public spaces. Each character area will be designed as a place for people being safe, secure and of high design quality.

6.42 The nature of an area will be defined through the land use and its relationship with public spaces and other important features such as the dock and proposed marina. Its character will also be influenced by the interaction between public and private areas, heights of buildings, widths of streets and use of materials.

6.43 The residential areas will generally have a more private character than the District Centre and associated waterfront areas that will be public destinations.

The character areas will be defined in terms of:

- Use and Mix
- Layout and Urban Form
- Scale, Height and Massing
- Appearance, Materials and Design Features
- Public Realm and Public Open Space

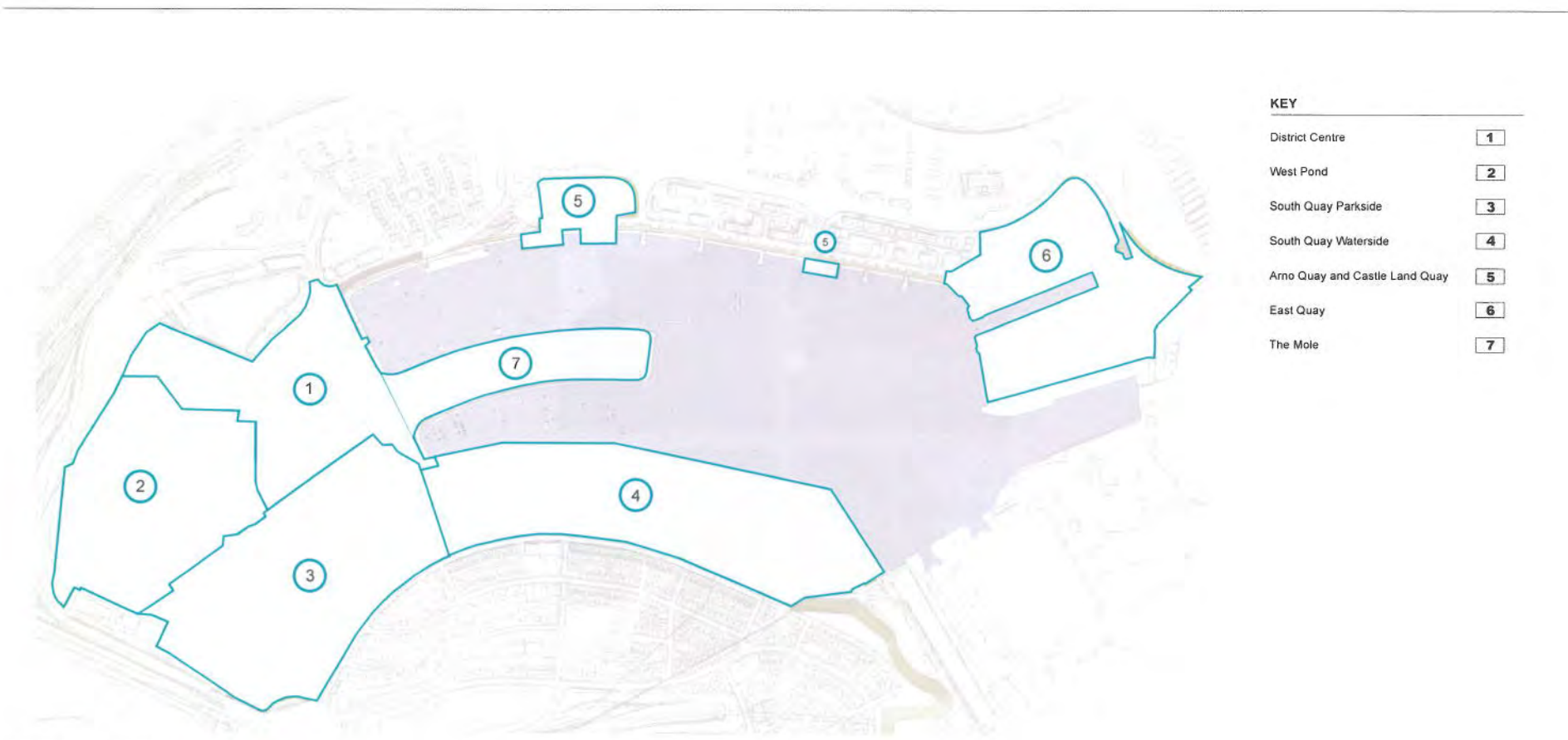


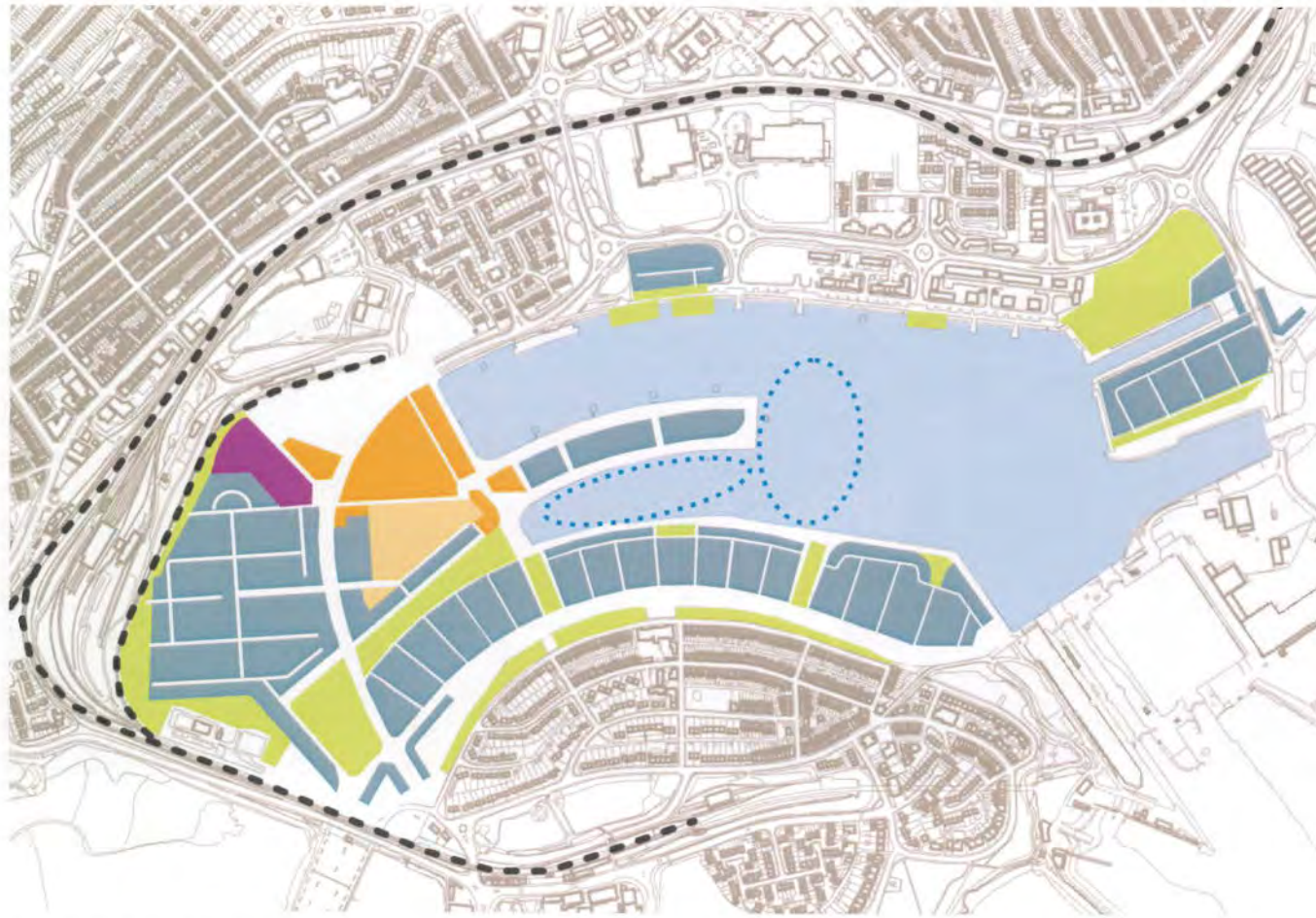
Figure 12: Character Areas

6.44 Specific character areas identified for the site are:

- District Centre
- West Pond
- South Quay Parkside
- South Quay Waterside
- The Mole
- Arno Quay
- East Quay



7.0 Strategic masterplan



7.1 On the basis of the preceding context analysis and masterplan objectives an illustrative strategic masterplan has been prepared with a proposed land use distribution. This forms the starting point for the more detailed Design and Access Statement that will demonstrate how these masterplan principles are applied within the context of specific character areas.

KEY

No. 1 Dock	
Railway	
Mixed use District Centre	
Residential	
School	
Open space	
Potential for marina	

Figure 13: Strategic Masterplan



8.0 Delivery

Phasing and Flexibility

- 8.1 Development will be undertaken in phases and the masterplan will need flexibility to adapt to changing economic circumstances and market demands. Infrastructure provision and community facilities will be phased in accordance with the rate of development. Such an approach will allow the creation of a sustainable community resulting in the provision of facilities and services at a time when they are needed. It will be essential to ensure that unnecessary front loading is avoided so that the scheme's viability is not jeopardised.
- 8.2 Depending on circumstances and external factors, it may be possible to accommodate temporary "meanwhile" uses on parts of the site to complement the ongoing phased development. In particular temporary structures and facilities that promote the active use of the water could well be accommodated on certain parts of the site alongside the development of certain other areas of the site.

Barry Waterfront SPG

- 8.3 It is intended that this Development Brief will be adopted as supplementary planning guidance and will therefore be an important material consideration in determining planning applications on this site.
- 8.4 The Design and Access Statement will also inform the outline planning application, and guide the more detailed reserved matters applications in due course.

Planning Application Requirements

- 8.5 A single outline planning application should be submitted for the whole site within the Consortiums control. This will ensure a comprehensive approach to the delivery of the development.

- 8.6 Any outline application must be accompanied by a:
- a. Plan showing the site boundary;
 - b. Information on use, amount of development, indicative layout, scale parameters and indicative access points.
 - c. Environmental Statement (including technical appendices);
 - d. Design and Access Statement (in accordance with TAN12);
 - e. Sustainability Statement;
 - f. Planning Statement; and
 - g. Retail Impact Assessment.

Section 106

- 8.7 The Development Principles document provides a summary of the likely key S106 agreement topics, although these areas will very much depend on the mix of the development and the degree to which the scheme incorporates community and commercial facilities. Likewise the quantum of open space, the quality of the public realm and the degree to which public art is incorporated into the scheme will also impact on the terms of the S106 agreement. Finally, the extent to which the development contributes to or promotes a marina development as part of the scheme will also impact on the level of S106 agreement requirements.
- 8.8 Regardless of the above, it is anticipated that S106 negotiations between the developer and Council will include discussion on the following topics in accordance with the national guidance set out in PPW and Circular 13/97 as well as adopted UDP policies and the Council's Supplementary Planning Guidance on various topic areas as well as on Planning Obligations:
- a. Affordable housing;
 - b. Education;
 - c. Public open space;
 - d. Public art;
 - e. Community facilities;
 - f. Transport;
 - g. Leisure; and
 - h. Waste and recycling facilities.

Appendix A - Development brief preparation timeline

Work on the Barry Waterfront Development Brief commenced in August 2008 led initially by HMA. NLP took the lead from February 2009. A summary of the key stages in the preparation of the document from February 2009 is set out below.

The key consultees on the document were White Young Green (WYG) on behalf of ABP and WAG and the Vale of Glamorgan Council. A copy of the draft Development Brief was also submitted to the Design Commission for Wales.

- **10th February 2009** – NLP emailed a copy of the proposed draft Barry Waterfront Development Brief structure to the Council for review;
- **27th February 2009** – NLP emailed a copy of the draft Development Brief to the client group for discussion at the Stakeholder meeting on the 2nd March;
- **2nd March 2009** – At the Stakeholder meeting it was agreed that parties would provide comments on the Development Brief within a two week period. NLP would then incorporate comments and aim to submit the final document to the Council on the 31st March 2009 to commence the formal adoption as SPG process;
- **10th March 2009** – Formal comments on the Development Brief received from Vale of Glamorgan Council;
- **12th March 2009** – Formal comments on the Development Brief received from WYG;
- **19th March 2009** – Email from the Council suggesting potential for the Development Principles Document and Development Brief to go to Cabinet together;
- **2nd April 2009** – NLP send a copy of updated draft Development Brief to the client team, ABP, WAG and Council;
- **6th April 2009** – At the Stakeholder meeting the Council stated that they would be unable to review the Development Brief until week commencing 20th April 2009 at the earliest;
- **16th April 2009** – Formal comments received on the draft Development Brief from WYG;
- **19th May 2009** – Comments received from the Council requesting additional changes to the development brief document and discussion on the public consultation of the document;
- **20th May 2009** – Design Commission for Wales meeting;
- **26th May and 1st June 2009** – Emails from NLP to the Council agreeing changes requested on 19th May 2009;

-
- **8th June 2009** – Email confirmation from the Council stating that the Development Principles Document had passed through Cabinet and a request to forward a copy of the latest version of the Development Brief so the Council could commence editing;
 - **10th June 2009** – NLP send the Council copies of updated draft Development Brief to the Council
 - **11th June 2009** – Further comments received from WYG (dated 5th June);
 - **18th June 2009** – Email received from the Council requesting sight of WYG comments and an editable version of the Development Brief. NLP forwarded WYG comments and send editable version of CD by post.
 - **29th June 2009** – Email from NLP asking whether the Council had had opportunity to edit the Development Brief;
 - **30th June 2009** – Response from the Council stating they would be unable to look at the Development Brief until week commencing 13th July 2009;
 - **16th July 2009** – Design Commission for Wales meeting;
 - **6th August 2009** – Email received from the Council stating that they had some additional comments but their aim would be to get the Development Brief to the 16th September Cabinet meeting;
 - **14th August 2009** – Planning Applications submitted to Council;
 - **19th August 2009** – Email received from the Council raising two issues with Development Brief and requesting amendments. Also stated desire to report the document to Cabinet soon;
 - **01st September 2009** – Email from NLP agreeing amendments as requested by the Council on 19th August 2009;
 - **02nd September** – Email from Council regarding final amendments. Also stated that the Council looking to progress on reporting the brief to Cabinet by 30th September;
 - **10th September** – Email from NLP to Council agreeing amendments and stating additional amendments due to the fact that the masterplan had now been incorporated into the Design and Access Statement. Also requested clarification that 30th September Cabinet was still viable;
 - **14th September 2009** – Email from NLP to Council stating that an electronic copy of the latest draft Development Brief would be sent in that evening's post;
 - **21st September 2009** – Email from NLP asking the Council if it was still the Council's intention to report the Development Brief to the 30th September Cabinet meeting;

-
- **22nd September** – Email from Council stating that a letter regarding the Development Brief was in the post to NLP;
 - **28th September** – Letter received from Council stating that they were not now proposing to take the Development Brief through the committee process at this time given that an application had already been submitted for the site. Suggested submission of document in support of outline application although stressed that the Consortium would need to make it clear that the document had not been endorsed by the Council.
 - **Oct 2009** – Development Brief submitted to the Council as a background document to the Barry Waterfront planning applications.

Appendix B - Summary of comments and actions

Summary of Comments Received on Draft Development Brief March 2009

NLP issued its first draft Development Brief to the Welsh Assembly Government, Associated British Ports and the Vale of Glamorgan Council for consultation in February 2009. This was followed by a second consultation draft in April 2009 to the same consultees.

Section of Brief	By	Item	Date raised	Action
1 Page 1	WYG	Add in two additional bullet points for the objectives of the brief.	12/03/2009	Suggested text added in on pages 1 and 2.
2 Para 1.4	VoG	Consider site description not needed as in DPD – substitute text suggested.	09/03/2009	Suggested text added into para 1.4.
3 Para 2.2	WYG	WAG should be added as part of working group. ABP prepared to permit alternative water activities.	12/03/2009	Text added in at para 2.2 as suggested.
4 Para 2.5	WYG	Change 'development principles' to 'key principles' to be consistent with DPD.	12/03/2009	Amended accordingly.
5 Section 3	WYG	'Design and Policy Context' should be changed to 'Planning Policy Context'	12/03/2009	Amended accordingly.
6 Section 3	VoG	More detail needed e.g. One Wales, MIPPS on housing, retail, sustainability, design etc. Suggest this is included in DPD. Same applies to planning history which can also be deleted.	09/03/2009	Agreed
7 Page 11	WYG	Development description is very stark. Also bullet point descriptions should be amended.	12/03/2009	Minor changes made and bullet points amended accordingly.

8	Page 11	VoG	Suggested amended text for some of the Development Description bullet points.	09/03/2009	Comments considered and bullet points amended where appropriate
9	Para 5.7	WYG	Text should be expanded to explain that the four context sites are outside the control of the Consortium.	12/03/2009	Inserted reference at paragraph 5.8
10	Paras 5.10 and 6.20	WYG	Whilst Marina is an aspiration, there are major issues of feasibility to be addressed	12/03/2009	Addressed at Para 5.11
11	Paras 5.10 and 6.20	VoG	Need to expand on the Marina and how it could be delivered and make the point that irrespective of marina aspirations, the Mole must be fully integrated with the Waterfront. Use of water is critical to the success of the scheme	09/03/2009	Addressed at Para 5.13
12	Para 5.12	WYG	Correction required as college proposal was in respect of the triangle site not the railway site.	12/03/2009	Amended accordingly.
13	Para 5.12 and Figure 12	WYG	The College site is in connection with the 'Triangle Site' not the steam railway car park - this scheme is no longer proceeding. What is intended for the "Quays"?	12/03/2009	Amended. Quays proposed as part of landscaped public realm.
14	Para 5.12 and Figure 12	VoG	Remove paragraph and replace with: "This is an extensive area of open land at a key location immediately adjacent to this phase of the Barry Waterfront development".	09/03/2009	Addressed at Para 5.15.
15	Para 5.13	VoG	Additional text for key challenges and influences suggested	09/03/2009	Additional text included as appropriate.

16	Para 5.13	VoG	Do the Consortium now have agreement to acquire this land? If so, the 8th bullet point requires amendment to emphasise the Mole's importance and ensure it is developed in conjunction with the waterfront and not separate to it.	09/03/2009	Addressed in Para 5.13
17	Figure 2	WYG	The Mole Site is not shown on Figure 2 (Page 15);	12/03/2009	Figure amended accordingly
18	Figure 7	WYG	The plan shows the secondary route into the Mole along side the Dock edge. This route is likely to result in a roundabout at the junction and it may be preferable to bring the access at a different point into the site and eliminate the road along this part of the promenade.	12/03/2009	Secondary route now set back behind waterside development. Signalised junction not roundabout.
19	Figure 7	WYG	The key pedestrian route from Barry town railway station into West Pond is not deliverable at the present time due to existing uses and ownership. The resultant desire line is given great prominence in the masterplan. Is this the correct alignment and is it deliverable?	12/03/2009	The aspiration for a direct link is allowed for in the layout but it is accepted that it is unlikely to be delivered in the short term. The notation is therefore deleted.
20	Para 5.14	VoG	Additional text for existing facilities suggested.	09/03/2009	Additional text included as appropriate.
21	Para 5.15	WYG	Require plan of facilities listed in Para 5.15	12/03/2009	Additional Plan (Fig 4) created.
	Para 5.15	VoG	Avoid a sterile residential environment where residents have to seek facilities beyond this site. The innovative use of the proposed school should be explored to provide benefit to the wider community.	09/03/2009	Addressed in Paras 5.17 - 5.19
22	Para 5.16	VoG	Additional text for existing access section suggested.	09/03/2009	Additional text included as appropriate.
23	Para 5.21	WYG	Need to make reference to new pedestrian footbridge at Thompson Street	12/03/2009	Addressed in Para 5.26

24	Figure 8	WYG	Figure 8 should show Cliff Top open space and large white space between Urban Squares 3 and 4 needs explaining.	12/03/2009	Cliff top should be shown as POS, white space is part of the supermarket proposal.
25	Figure 9	WYG	Should indicate all frontages on the Mole are primary together with Arno Quays frontages	12/03/2009	Amended accordingly on new figure 10.
26	Figure 10	WYG	Include incidental commercial uses, community uses and land and water based marina activities.	12/03/2009	No amendment
27	Page 23	WYG	Masterplanning principles on p.23 needs to set out summary of principles and why important, before the detailed explanation of the 12 principles.	12/03/2009	Bullet points added at section 6.
28	Page 23	WYG	Sustainability section needs to be expanded to address green transport plan, cycle use, access to public transport, waste minimisation and water use. Cross reference Eco Homes and Code for Sustainable Homes.	12/03/2009	Discussed in Section 6. Do not mention green transport plan, code for sustainable homes, waste minimisation or water use.
29	Page 23	VoG	Full Sustainability Statement required as part of any future application. Regard to Council's SPG on sustainability should be followed when drawing up Masterplan.	09/03/2009	Addressed in Para 6.2.
30	Para 6.2	WYG	This section should set out percentage of renewable energy that the scheme will target to use and types of renewables the consortium are investigating	12/03/2009	No amendment - not considered appropriate to go into this level of detail at this stage.
31	Para 6.2	VoG	Inserted additional text stating will promote all possible opportunities for renewable energy generation including both macro and micro generation opportunities.	09/03/2009	Addressed at Para 6.7.
32	Para 6.3	WYG	Needs to be expanded to discuss building orientation, site layout etc.	12/03/2009	Discuss in Section 6 (1) but without fine detail.

33	Para 6.3	VoG	Given the size of the scheme it is expected to deliver renewable energy (macro and micro)	09/03/2009	Addressed at Para 6.7.
34	Para 6.4	VoG	Require additional section entitled 'Access & Movement' after Para 6.4	09/03/2009	Amended as appropriate.
35	Page 24 & 25	WYG	Movement in the site needs to be expanded by setting out and describing the hierarchy of roads. Para 6.10 unclear.	12/03/2009	Wording clarified.
36	Page 26 & 27	WYG	Confusion over what is public open space and what is public realm.	12/03/2009	Amended.
37	Page 26 & 27	VoG	Would like clarification on purpose different public open spaces will serve.	09/03/2009	Amended.
38	Page 26 & 27	WYG	Extent of public open space should be defined in hectares or a formula related to residential capacity	12/03/2009	Sets out approach rather than quantum. UDP sets out policy basis.
39	Page 28	WYG	Should discuss vertical mix of uses. Arno Quay should be included for an element of commercial use rather than "potential to be considered for". Text should promote A3 and commercial uses next to public spaces.	12/03/2009	Addressed at Para 6.21.
40	Para 6.20	WYG	Needs to be expanded and type of proposed community uses should be explained. Also mixed use text should promote A3 and commercial uses next to public squares.	12/03/2009	The focus is on mixed uses adjacent to the waterfront including waterfront squares.
41	Paras 6.27 and 6.29	WYG	Should indicate what general heights are appropriate and what are suggested heights for focal buildings and those identified for higher development.	12/03/2009	Addressed in Para 6.30-6.31.
42	Para 6.30-6.31	WYG	Need to discuss north south grain for West Pond and radial grain for South Quay.	12/03/2009	Addressed at Para 6.35-6.36.
43	Para 6.35-6.36	WYG	Reduce number of character areas so that landscape parks are part of adjacent character areas.	12/03/2009	No amendment.

44	Masterplan principles	WYG	Needs more detail with more examples of the proposals including photos and sketches.	12/03/2009	Amended.
45	Vision	VoG	More info required on what kind of place it will be	09/03/2009	Amended at Section 2.
46	Planning app requirements	WYG	Development Brief will be adopted as an SPG - the later masterplan together with supporting information will be submitted for the outline application.	12/03/2009	Addressed at Paras 8.3-8.5.
47	Planning app requirements	VoG	The masterplan will also inform the outline planning application.	09/03/2009	Addressed at Paras 8.3-8.5.
48	S106 Housing	VoG	At least 30%	09/03/2009	No details specified and no amendments made.
49	S106 school	VoG	At least 1 ha and shared community use. Requirement for new school within the site.	09/03/2009	No details specified and no amendments made.
50	S106 off site	VoG	Where facilities are not to be provided on site due to the fact they exist elsewhere or because it is not practical to do so S106 may be appropriate to secure off site enhancements	09/03/2009	No details specified and no amendments made.
51	S106 railway	VoG	Capacity on services will need to be examined.	09/03/2009	No details specified and no amendments made.
52	S106 buses	VoG	Continuation of services and provision of new services will need to be addressed.	09/03/2009	No details specified and no amendments made.
53	S106 pedestrians	VoG	Potential for improvement within the existing urban form and adjoining site will be assessed.	09/03/2009	No details specified and no amendments made.
54	S106 DPD	VoG	Refers back to the DPD summary of requirements.	09/03/2009	No details specified and no amendments made.
55	S106 Phasing	VoG	Accept the need for infrastructure and community facilities to be phased.	09/03/2009	No details specified and no amendments made.

Summary of Comments Received on Draft Development Brief April 2009

Section of Brief	By	Item	Date raised	Action
1 Page 11	WYG	With regards 320,000sq.ft. district centre max and min limits on floor space for each use need to be clarified.	16/04/2009	Details kept to minimum in interests of remaining flexible – no amendment.
2 Para 5.13	WYG	Delete reference to phasing mole as part of the comprehensive development.	16/04/2009	Amended.
3 Masterplanning principles	WYG	Combine public open space and public realm as one chapter on open space.	16/04/2009	Amended.
4 Para 6.4	WYG	Replace Eco-Homes Excellent rating with Code for Sustainable Homes equivalent level.	16/04/2009	No amendment.
5 Para 6.5	WYG	Explain renewable energy methods and what percentage of renewable energy the scheme will target to use.	16/04/2009	No details provided re: targets – no amendment.
6 Page 30	WYG	Mole access road should not run along dock wall.	16/04/2009	Amended.
7 Para 6.16	WYG	POS text should give an indication of POS being provided and proposed role and use within each area.	16/04/2009	Amended.
8 Para 6.17	WYG	Cliff top garden is an enhancement of an existing facility and not new open space for waterfront community.	16/04/2009	Been retained – acknowledge it as existing school garden and community allotment area.
9 Para 6.17-6.20	WYG	Remove use of the term nodes.	16/04/2009	Amended.
10 Para 6.23-6.24	WYG	Remove terms 'commercially realistic' and 'where appropriate'.	16/04/2009	No amendment.
11 Legibility	WYG	Wording could be improved to discuss urban framework and orientation.	16/04/2009	Reworded accordingly.
12 Frontages, height, character areas	WYG	Reword and include additional plan of building heights.	16/04/2009	Additional detail provided – no plan.
13 Character Areas	WYG	Reduce to East Quay, Arno Quay, West Pond and South Quay.	16/04/2009	Character Areas retained.

14 Images	WYG	Include additional images to convey style and character of proposed development.	16/04/2009	Amended.
15 Para 8.3	WYG	Separate out comments on development brief from outline application etc.	16/04/2009	Reworded accordingly
16 Design Code	WYG	Refer to when this will be prepared.	16/04/2009	Reworded accordingly.

Summary of Other Comments Received on Draft Development Brief May 2009

Section of Brief	By	Item	Date raised	Action
1 Para 4.1	VoG	Refer to 'a significant amount of affordable housing' rather than 20% figure proposed as VoG would require 30%.	19/05/2009	Amended text to read 20-30% affordable housing.
2 Para 5.17	VoG	Revise reference to land for new school requires amendment.	19/05/2009	Amended text accordingly.
3 Section 9	VoG	Reference to heights of taller buildings too rigid.	19/05/2009	Previously amended based on comments received by WYG.

Summary of Comments Received on Draft Development Brief June 2009

Section of Brief	By	Item	Date raised	Action
1 Page 11	WYG	First bullet point does not include words 'affordable housing' and 'housing need'	05/06/2009	Text amended accordingly
2 Page 11	WYG	Which quays are referred to?	05/06/2009	Added references accordingly
3 Para 5.1	WYG	Castle Land Quay should be included in text	05/06/2009	Added reference accordingly
4 Figure 2	WYG	Site A reference should be changed from Proposed College Site to reflect recent decisions	05/06/2009	Site A changed to 'The Triangle Site'
5 Figure 3	WYG	Mark on '6m no build zone to dock perimeter' and change reference to 'primary distributor road' to 'new urban street'.	05/06/2009	Figure amended accordingly
6 Page 17	WYG	Reference should be made to the sail training facilities that are under construction by ABP – page 17 would be suitable location.	05/06/2009	Text inserted at para 5.16
7 Page 17	WYG	Suggest rewording of final two sentences of final bullet point on page 17.	05/06/2009	Reworded text accordingly
8 Page 17	WYG	Reference should be made to potential water based activities and location and size of future marina	05/06/2009	Potential for water based activity referenced but not size of future marina.
9 Page 18	WYG	Can bullet point related to '6m no build zone' indicate whether finishes can be changed.	05/06/2009	Refers to opportunities for improved public space.
10 General	WYG	Photographs of long range views should be included in report	05/06/2009	Photographs added
11 Para 6.5	WYG	When will Feasibility Study for Renewable Energy be available?	05/06/2009	This is set out in the Low Carbon Strategy.
12 Page 30	WYG	Does the street layout reflect the latest masterplan?	05/06/2009	Revised accordingly

12	Page 30	WYG	Does the street layout reflect the latest masterplan?	05/06/2009	Revised accordingly
13	Page 32	WYG	Plan would benefit from text showing the location of Linear Park, East Quay Park and Waterfront Square.	05/06/2009	Text added
14	Para 6.22	WYG	Could be split into two with text on District Centre separated from community uses.	05/06/2009	Text separated
15	Figure 10	WYG	All frontages on Linear Park could be considered as Primary Frontages. As could the frontage of the District Centre into the pedestrian link next to the car park.	05/06/2009	Revised accordingly
16	Figure 11	WYG	Key has Town Grain and Barry Island Grain the wrong way around.	05/06/2009	Corrected
17	Para 6.4	WYG	Text could be simplified. Building features could be added to bulleted list.	05/06/2009	Revised.
18	General	WYG	The number of character areas could be simplified.	05/06/2009	Character Areas reduced to seven.
19	Figure 13	WYG	Strategic masterplan could indicate the potential location of the marina.	05/06/2009	Plan amended accordingly

Summary of Comments Received on Draft Development Brief August 2009

Section of Brief	By	Item	Date raised	Action
1 Figure 10	VoG	Supermarket parking area shown on the plan is overly prescriptive.	19/08/2009	Revised accordingly
2 Figure 13	VoG	Arno Quay is identified as residential should allow some potential for A3 use.	19/08/2009	This point is addressed in paragraph 6.21

It should also be noted that the Affordable Housing Text (Paragraph 4.1) has been changed in the submitted version of the Development Brief in order to reflect the text in the adopted Development Principles Document.

Appendix C - Design Commission for Wales reports



Nathaniel Lichfield
and Partners

Planning Design Economics

1st Floor, Westville House
Fitzalan Court
Cardiff
CF24 0EL

Please contact [Gareth Williams](#) for further information

T: 029 2043 5880

F: 029 2049 4081

E: gwilliams@nlplanning.com

www.nlplanning.com