

2014/00932/FUL
18/9/14

Unit 3B Atlantic Trading Estate, Barry

Proposed Erection of 9 no.
Commercial Units in two blocks of 4
no. units and 5 no. units to be used
for B1, B2 and B8 with ancillary
parking.

Design and Access Statement

July 2014

By Dawan Developments Limited
on behalf of Dawan Developments Pension Scheme.

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1. Introduction

- 1.1 This report has been produced to accompany an Application to erect two new commercial units sub-divided into 4 and 5 individual number units within the site area known as Unit 3B Atlantic Trading Estate, Barry.
- 1.2 The site is currently unused as an open area covered with vegetation. The proposal makes effective use of an existing potential site and will provide enhanced business and employment opportunities within the area.
- 1.3 The report reflects the advice contained in the Welsh Assembly Government document - "Design and Access Statements" and Technical Advice Note, TAN 12 (Design) 2009.
- 1.4 Consideration of the Unitary Development Plan (UDP) and Local Development Plan (LOP) has ensured that the proposals are in keeping with the plans objectives, policies and proposals.
- 1.5 A holistic approach has been used in respect of the design of the development as set out in Technical Advice Note (TAN) 12. The new building will respect its context within an existing industrial estate. The alterations will respect the "Secure by Design" principles and of the site boundary is defined with secure palisade fencing and matching access gates.
- 1.6 The enclosed axonometric drawing is included to show the possible future potential of the site subject to the economic viability of the development, but at this stage is used to indicate colour schemes and finishes and positions of the proposed buildings within this application, being only the blocks indicated on the site layout diagram.

2. Site and Context Analysis

- 2.1 The application site currently is vacant and covered with scrub and vegetation. The site is approximately 5,840sqm with the front entrance of the site facing the access road to the North West.
- 2.2 The application relates to a new-build light industrial development with ancillary first floor office facility within Units 1 and 4 as noted within the accompanying Planning documents.
- 2.3 The four units have a combined net ground floor area of 512m². The Five unit building has a net ground floor area of 640 m². A further 256m² first floor office area proposed within block one ,Unit 1 and Unit 4.
- 2.4 The site is within an industrial/trading estate with a row of light industrial workshops located 30m to the North of the site's boundary. This unit is of a similar height to the proposed unit outlined in this application.
- 2.5 The site is located to the South east side of Cadoxton River and is not contained within an area at risk of flood as identified within the Environment Agency Flood Maps.
- 2.6 To the north there is residential housing along Bendricks Road. It is not considered that this will be adversely affected by the proposals given the scale of development and remoteness from the site.

3. Environmental Sustainability

- 3.1 The proposal represents a positive environmental solution to the site which is currently under utilised, as waste ground and creates an eye sore when entering the estate. The site will be enhanced aesthetically by the introduction of modern properties giving a consequential uplift to the whole estate.
- 3.2 The scheme, although modest in size, will provide employment opportunities for local companies and assist the viability of the area and to assist in its economic sustainability and this is in keeping with strategic policy SP 5 and policy MD 15 of the LDP.
- 3.3 Additionally, the development will be constructed using local labour and materials providing both short and long term environmental benefits.
- 3.4 The buildings external envelope will meet the requirements of current Building Regulations Approved Document L and recommendations of TAN 12, ensuring that current environmental standards are achieved.

4. Movement to, from and within the development

- 4.1 The site is located within an industrial trading estate and benefits from an existing road infrastructure which will serve the proposed development without modification.
- 4.2 The site entrance is already established and allows for sufficient width for personnel and deliveries both during the works and on completion.
- 4.3 The site area is sufficient for the movement and parking of vehicles required at construction stage and on completion when the units are brought into beneficial use.
- 4.4 Ramps will be provided where required to the access the pedestrian and vehicular access doors following any levels adjustment required to the site areas.
- 4.5 Cycle Parking facilities will be provided on site to promote the use of sustainable transport, The site is also serviced by the 88/94 bus routes that run throughout the day. Cadoxton train station is located within 15 minutes cycle ride, part of the route is included in the national cycle route.
- 4.6 Car sharing will be encouraged to occupants and a travel plan will be produced prior to occupation.

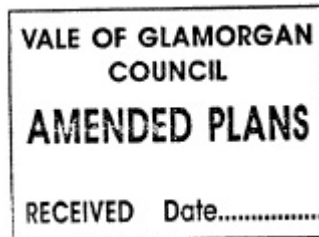
5. Character and Design

- 5.1 The building's massing and design is in-keeping with the character of an industrial trading estate although the choice of external materials provides a welcome aesthetic improvement for the colour-coat sheet metal finish to elevations predominant in the area.

6. Accessibility

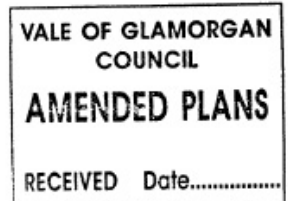
- 6.1 Access into the site will be upgraded to provide a suitable and usable access route from the highway for pedestrians and vehicle users.

- 6.2 Where required ramped access to be provided to the primary access doors in accordance with the requirements of ADM. Principal entrance door to have a level threshold as ADM Sec1.



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- 6.3 Principal entrance door to each unit will have a minimum clear opening width of 800mm.
- 6.4 Ambulant accessible toilets located at ground floor level are proposed for the internal area of both buildings.



7. Community Safety

- 7.1 The scheme will provide an improvement to safe public spaces. The modern development will uplift and improve the existing site and will enhance security through natural surveillance following occupation of the buildings.

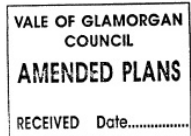
8. Policy Appraisal

- 8.1 This section sets out the planning policy context to this application and considers policies at both a national and local level. In doing so, it demonstrates the planning policy rationale for the proposal.
- 8.2 The Planning and Compulsory Purchase Act 2004 (the 2004 Act) requires that, planning applications should be determined in accordance with the development plan unless material circumstances indicate otherwise.

Planning Policy Wales

- 8.3 The planning policy framework for the determination of this application is provided by the content and scope of National planning guidance, together with the Development Plan. National planning policy is contained within planning Policy Wales edition 5 (PPW), published by the Welsh Government in November 2012. PPW is supported by 21 topic based Technical Advice Notes (TAN's) which are also relevant. Planning Policy Wales is the Welsh Assembly Government's principal planning policy document and it sets out the context for sustainable land use planning policy, within which Local Planning Authorities' statutory Development Plans are prepared and development control decisions on individual applications and appeals are taken.
- 8.4 PPW also sets out the land use policy context for the consideration and evaluation of all types of development. The main thrust of the PPW is to promote sustainable development by ensuring that the planning system provides for an adequate and continuous supply of land available and suitable for development to meet society's needs in a way that is consistent with overall sustainability principles.
- 8.5 Amongst other things it seeks to promote resource efficient settlement patterns that minimise land take and urban sprawl, locate development so as to minimise demand for travel, promote access to employment, shopping, education, health, community, leisure and sports facilities and open space.
- 8.6 Planning Policy Wales emphasises that good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single solution cannot accommodate all users, provides for flexibility in use, and, provides buildings and environments that are convenient and enjoyable to use for everyone.

- 8.7 Good design should promote the efficient use of resources, including land. It should seek to maximise energy efficiency and the efficient use of other resources, minimise the use of non-renewable resources and minimise the generation of waste and pollution. Ways to achieve this include, for example, site selection and treatment and the application of whole life costing in construction.



TAN 12: Design

- 8.8 The TAN seeks to avoid the reliance on prescriptive standards, which can have the effect of stifling innovation and creativity. Instead, the design process should focus from the outset on meeting a series of objectives of good design. The design response will need to consider the local context, through the lifetime of the development (from procurement to construction through to completion and eventual use).

Vale of Glamorgan Local Development Plan

The Vale of Glamorgan Local Development (Deposit Plan) sets out the strategic objectives for development within the region. There is a clear consensus on the need to promote new employment opportunities within the vale and to Barry to be a prominent player.

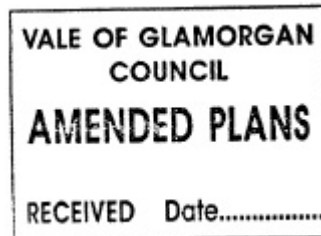
- 8.9 The plan outlines a number of key **Strategic Policies** considered relevant to this application such as:
- 8.10 Policy SP 1 Delivering the Strategy - Outlines as a core value is to promote a range of employment sites intended to meet the needs of the Vale of Glamorgan and the wider capital region. In addition the policy seeks to reinforce the role of Barry... as providers of cultural, commercial and community services.
- 8.11 Policy SP 5 Employment Requirements - Identifies there is a strong demand for budget/moderate industrial and marks Barry as a key area for companies relocation form Cardiff.
- 8.12 The plan also identifies the following relevant Policies for **Managing Development**:
- 8.13 MD 3 Design of New Development - Requires proposals to positively contribute to the context and character of the surrounding environment
- 8.14 MD 8 Environmental protection - Requires proposals to demonstrate that there will be no unacceptable impact on the environment as a result of environmental issues including flood risk and consequence.
- 8.15 MD 9 Employment Allocations - Identifies Atlantic Trading Estate as a strategic employment site
- 8.16 MD 15 New Employment Proposals - States that 'On existing and allocated employment areas development proposals which provide for or assist in the creation of new employment opportunities including the expansion of existing businesses and upgrading, improvement or redevelopment of existing premises will be supported'

Policy Response

- 8.17 The nature of the development, which seeks to make beneficial use of an existing site, aligns well with the PPW which promotes the most efficient use of the available land recourse. In design terms the proposal is appropriate for the location and the relevant policy context, as the character and scale of the building is suitable to the site and area with well considered materials

9. Conclusions

- 9.1 It is considered that the proposal represents an effective, quality design solution which responds positively to the site context in terms of layout and access. This document along with the material supporting the planning application demonstrates that the proposals are consistent with the Local Authorities development aspirations which underpin the UDP and LOP documents. As a result, the proposal is acceptable in planning terms and there is no material reason why it should not be duly approved.



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