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Pre-Application Consultation Report

**On behalf of Legal & General (Strategic Land) Ltd
Land at Model Farm, Port Road, Rhoose**



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Pre-Application Consultation
Report
V1
July 2019

REPORT

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1 INTRODUCTION

1.1 From 1st August 2016, the Town and Country Planning (Development Management Procedure) (Wales) (Amendments) Order 2016 brought into effect various provisions set out in the Planning (Wales) Act 2015 including the requirement to undertake pre-application consultation which applies to all planning applications for 'major' development (full or outline) as defined in Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 and applications for Developments of National Significance (DNS).

1.2 This Pre-Application Consultation (PAC) report has been prepared in support of an outline planning application submitted by RPS on behalf of Legal & General (Strategic Land) Ltd for the following:

“Outline application comprising demolition of existing buildings and erection of 44.79ha Class B1/B2/B8 Business Park, car parking, landscaping, drainage infrastructure, biodiversity provision, and ancillary works. All matters reserved aside from access.”

1.3 This PAC report provides the background to the various consultation processes undertaken in accordance with the above legislation, sets out the consultation responses received and explains how the applicant has addressed these comments including any amendments to the development proposals which have emerged as a result.

Legislative Context

1.4 As stated above the Town and Country Planning (Development Management Procedure) (Wales) (Amendments) Order 2016 has brought into effect and provided the detail for various provisions set out in the Planning (Wales) Act 2015.

1.5 Detailed guidance on the requirements for pre-application consultation under Section 17 of the Planning (Wales) Act 2015 is contained in Annex 1 of the Welsh Government's letter to Chief Planning Officers dated 1st February 2016. In November 2017 Welsh Government also issued 'Best Practice Guidance for Developers'.

1.6 As set out in Annex 1 and the Best Practice Guidance, the applicant must undertake the following publicity/consultation procedures prior to the submission of the application:

- Display a Site Notice in at least one place on or near the land to which the proposed application relates for a period of no less than 28 days before submitting an application for the proposed development.
- Write to any 'owner or occupier' of any land adjoining the land to which the proposed application relates.
- Make the draft application available publicly.
- Consult community and specialist consultees before applying for planning permission.
- Consider if Environmental Impact Assessment is required for the project.
- Submit a pre-application consultation (PAC) report as part of the planning application.

Format and Content of the Pre-Application Consultation Report

1.7 This PAC report follows the above legislation and guidance and therefore contains:

- a. A copy of the site notice;
- b. A declaration that the site notice was displayed in accordance with the statutory requirements i.e. in at least one place on or near the development site for no less than 28 days;

- c. A copy of the notice given to owners and occupiers of adjoining land;
- d. Copies of all notices provided to councillors, town and community councils and specialist consultees;
- e. A summary of all issues raised in response to the statutory publicity (i.e. site notice and letters to owners and occupiers – the developer must confirm whether the issues raised have been addressed and if so, how they have been addressed; and
- f. Copies of all responses received from specialist consultees with an explanation of how each response has been addressed.

1.8 In addition to the above, the PAC report includes a summary of all of the responses received from interested third parties.

2 CONSULTATION

Public Exhibition

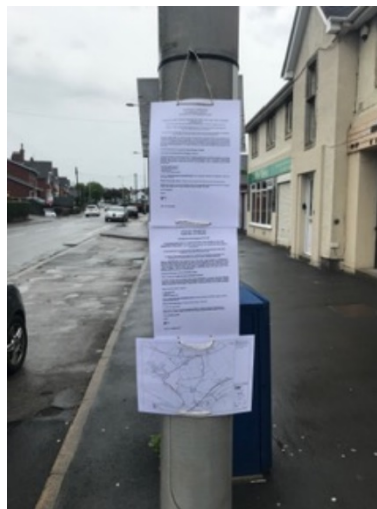
- 2.1 Prior to the start of the formal pre-application consultation process on Wednesday 12th June 2019, RPS organised a public exhibition to provide local residents and interested parties with details of the application proposals.
- 2.2 The public exhibition was held on Friday 7th June 2019 at the Rhoose & District Social Club & Institute between 12:00 and 19:00 and was publicised in the following ways:
- Full page advertisement in The Glamorgan Gem, a free weekly paper covering the Vale of Glamorgan and Bridgend, in the edition published on Thursday 30th May 2019;
 - Full page advertisement in the Barry & District News, a paid for weekly paper covering Barry and Rhoose, in the edition published on Thursday 30th May 2019;
 - The same advertisement was displayed in the following locations from Saturday 1st June 2019;
 - Co-Op Petrol Filling Station and Convenience Store, Waycock Cross, Port Road, Barry
 - Rhoose & District Social Club & Institute, Fontygary Road, Rhoose
 - Golden Star Chinese Takeaway, 17 Fontygary Road, Rhoose
 - Tesco Express, Fontygary Road, Rhoose.
 - A leaflet drop to approximately 2,400 dwellings in Rhoose, Penmark and northern Barry around Waycock Cross was carried out between Tuesday 4th June 2019 and Thursday 6th June 2019.
- 2.3 A copy of the advertisement is included at **Appendix A**.
- 2.4 A copy of the leaflet is included at **Appendix B**.
- 2.5 At the public exhibition details of the application were provided via a display of five A1 information boards, provided in both English and Welsh. Copies of the display boards are enclosed at **Appendix C**.
- 2.6 Members of the design team and representatives from Legal & General were on hand to answer questions. Feedback forms were provided, again in both English and Welsh, for attendees to provide comments on the proposals. A copy of the feedback form is included at **Appendix D**.
- 2.7 Over 300 people attended the exhibition and 119 feedback forms were received on the day.

Site Notice

- 2.8 RPS, on behalf of Legal & General, displayed a bi-lingual (English and Welsh) site notice, including a site location plan, in five separate locations:
- i. 25m east of the junction of Port Road and Blackton Lane on the grass verge on the northern side of Port Road, opposite the application site;
 - ii. At the entrance of the Celtic International Hotel, on the northern side of Port Road, immediately opposite the entrance to Model Farm;
 - iii. At the bus stop of the eastern side of Porthkerry Road, close to Upper Porthkerry Farm;

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- iv. At the roundabout at the junction of Porthkerry Road, Rhoose Road and Readers Way, on the eastern approach into Rhoose; and
- v. Outside the 'Barber Shack' on Fontygary Road in the main part of the village.



- 2.9 The notices were erected on Tuesday 11th June and removed on Wednesday 10th July – the required minimum of 28 days. A copy of the notice and a declaration to this effect is enclosed at **Appendix E**.