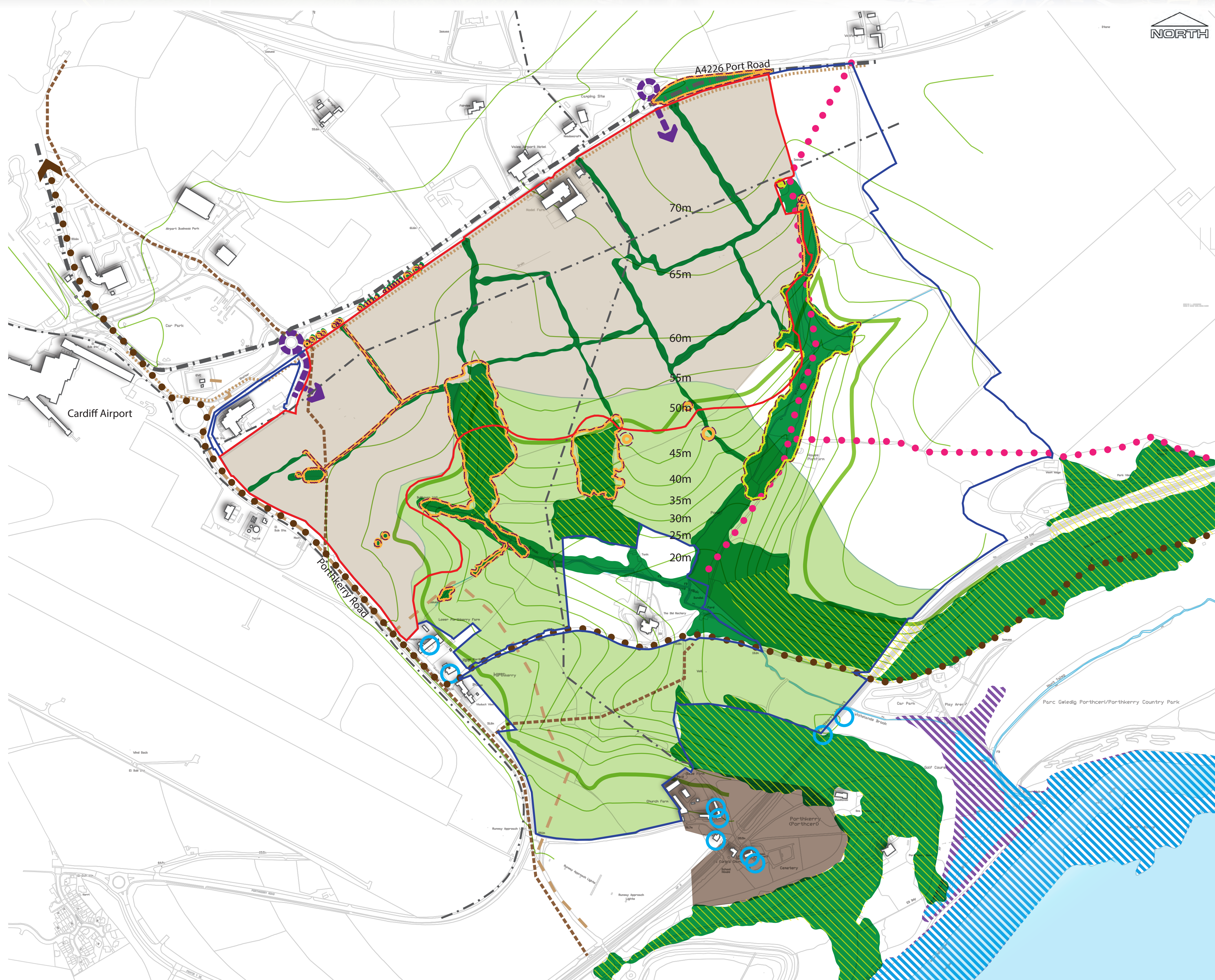


# 2 Site Analysis

## Opportunities & Constraints

An analysis of the site and surrounding context has identified a number of key constraints and opportunities that need to be incorporated into the development proposals.



### Legend

- |                                     |   |                                    |
|-------------------------------------|---|------------------------------------|
| Land In Ownership of L&G            | Contours (5m intervals)                       | Tree Category A - High Quality     |
| Site Boundary                       | 50m Contour (no development below this level) | Tree Category B - Moderate Quality |
| Allocated Porthkerry Park Extension | Flood Zone 3                                  | Root Protection Area (RPA)         |
| Allocated Land                      | Flood Zone 2                                  | Conservation Area                  |
| Existing HV (11kV)                  | Vehicle Access                                | Listed Building                    |
| Existing HV (132kV)                 | National Cycle Route (NCN88)                  | Existing Buildings                 |
| Intermediate Pressure Gas Main      | PROW  |                                    |
| Medium Pressure Gas Main            | Existing Tree Belts/Hedgerows                 |                                    |
| Foul Drainage                       | Ancient Woodland                              |                                    |

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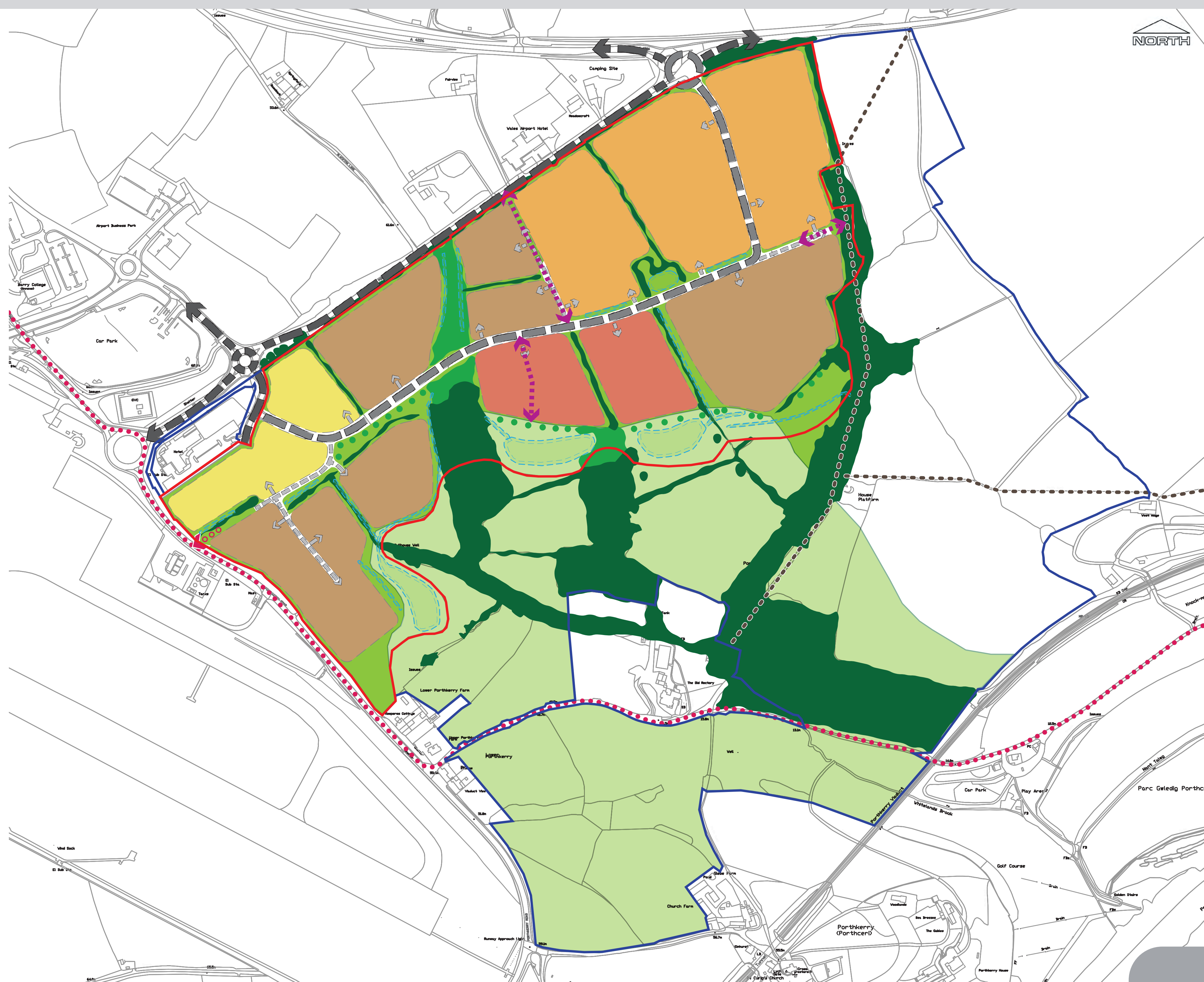
# 3 Concept Masterplan

## Key Economic Benefits

- High quality office, industrial, warehousing and distribution units at a strategic location
- Creation of skilled jobs both at construction and operational phases
- Assisting on the delivery of the aspirations for the St Athan – Cardiff Airport Enterprise Zone
- A key driver for Cardiff Airport growth.

## Key Landscape Benefits

- Extension to Porthkerry Country Park (circa 42ha)
- Retention of ancient woodland
- Linkages to existing public rights of way
- Enhanced biodiversity provision through increased woodland planting and provision of scrub and rough grassland
- Provision of combined ecology and drainage corridors.



### Legend

- Land In Ownership of L&G
- Site Boundary
- Allocated Porthkerry Park Extension
- Office (B1)
- Industrial Use (B1)
- General Industrial Use (B2)
- Warehouse (B8)

- Existing Road Network
- Proposed Spine Road Corridor (setting of spine road shown in a corridor to allow flexibility for final alignment)
- Access Roads
- Existing PROW
- Existing Cycle Route
- Proposed Link to Cycle Route
- Proposed Pedestrian Link

- Proposed Landscaping
- Existing Tree Belts / Existing hedgerows
- Landscape Buffer / Open Space
- Combined Ecology and Drainage Corridors
- SUDS Attenuation Areas / Swales

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# 4 Access and Transport

**Movement and Access Plan**

This map illustrates the proposed movement and access plan for a site. The site boundary is outlined in red. The existing road network is shown in grey, and the proposed spine road corridor is shown in purple. The map includes a legend in the bottom left corner:

- Site Boundary (Red outline)
- Vehicle Site Access (Red arrow)
- Existing Road Network (Grey line)
- Proposed Spine Road Corridor (Purple line)

The map also shows the location of the site relative to the surrounding area, including the A45 and the proposed spine road corridor. A dashed line indicates the location of the proposed spine road corridor. The map includes a north arrow in the top right corner.

- to allow flexibility for final alignment

  - Secondary Access Roads
  - Existing PROW
  - Existing Cycle Route (NCN 88)
  - Proposed Cycle Route Link
  - Proposed Pedestrian Link
  - Proposed Pedestrian Access Points

Existing Hedge and Tree Line

A 4226

37m Visibility Splay

31m Visibility Splay

Camping Site

The Vale Hotel & Touring Caravan Park

Meadowcroft

PORT ROAD

Proposed Development Site

Proposed Port Road Junction Improvements and Spine Road Alignment

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Legal & General

RPS

# Proposed Port Road Junction Improvements and Spine Road Alignment

# Parc Busnes Porth Cymru



# 5 What Happens Next?

We want to hear from you...



Thank you for taking the time to visit the exhibition.

Legal & General and their design team RPS, would like your feedback on the proposals. All feedback received through the consultation will be recorded and considered by the design team with a view to informing the emerging proposals.

Please complete the feedback form and hand it to a member of the design team. Should you require electronic copies of the display boards and feedback form, they are available to download from our project website: [www.pbpc-consultation.cymru](http://www.pbpc-consultation.cymru). We would be grateful to receive all feedback by Friday 5th July 2019.

The draft planning application is available for review and comment on our project website. If you wish to comment on the draft application you can email your comments to [info@pbpc-consultation.cymru](mailto:info@pbpc-consultation.cymru).

Following submission and validation of the planning application there will be a further opportunity for you to submit comments on the application direct to Vale of Glamorgan Council as the Local Planning Authority.

5. Do you have any comments on the extension to Porthkerry Country Park?

**Parc Busnes Porth Cymru**  
**Community Consultation Feedback Form**

Legal & General and RPS would like to thank you for taking the time to attend this exhibition. Please take this opportunity to complete the feedback form below and hand it to a member of the team today.

All feedback received through the consultation will be recorded and considered by the design team with a view to informing the development proposals.

Please tick ☒ or complete as appropriate:

1. So we can understand who we have made contact with, which of the following apply to you?  
(Tick relevant category/categories if more than one applies)

Category		Category	
Local Resident	<input type="checkbox"/>	Under 18	<input type="checkbox"/>
Local business person	<input type="checkbox"/>	18-39	<input type="checkbox"/>
Local Councillor	<input type="checkbox"/>	40-60	<input type="checkbox"/>
Representative of a community group/organisation (Please specify):	<input type="checkbox"/>	Over 60	<input type="checkbox"/>

2. What are the reasons for your interest in the proposed business park development?

3. Do you have any views on the proposal to bring forward the business/employment development?

4. Do you have any views with regard to the implications of the development on local infrastructure?

Legal & General RPS

Parc Busnes Porth Cymru

## Next steps...

Date	Actions
7 <sup>th</sup> June 2019 (Today)	Public Exhibition
10 <sup>th</sup> June 2019	Pre-Application Consultation commences for 28 days
July 2019	Pre-Application Consultation feedback reviewed and used to inform the emerging development proposals. Planning Application submitted to Vale of Glamorgan Council. Comments can be made on the Planning Application directly to the Council.



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