

Weycock Cross Redevelopment Pre Application Consultation Report

Cardiff and Vale College Group

29 February 2024

LICHFIELDS

LICHFIELDS

Lichfields is the pre-eminent planning and development consultancy in the UK

We've been helping create great places
for over 60 years.

lichfields.uk

© 2024 Nathaniel Lichfield & Partners Limited (trading as "Lichfields"), All Rights Reserved, is registered in England, no. 2778116.
Registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG.
Formatted for double sided printing.
Plans based upon Ordnance Survey mapping with the permission of His Majesty's Stationery Office.
© Crown Copyright reserved. Licence number 10007707
60108/03/JCO/TR
29538759v2

Contents

1.0	Introduction	1
	Proposed Development	1
	Scope Of Report	1
2.0	Process of Statutory Engagement	3
	Site Notices	4
3.0	Responding to Consultation Feedback	6
	Specialist Consultees	6
	NRW	6
	Community Consultees	10
	Members of the Public	10
4.0	Conclusion	11

1.0 Introduction

1.1 This Pre-Application Consultation ('PAC') Report relates to an outline planning application made by Lichfields on behalf of Cardiff and Vale College (CAVC) for up to 16 dwellings at Weycock Cross, Barry ('the Site').

1.2 This document reports on the statutory consultation process undertaken by Lichfields and the project team. It describes the steps taken to ensure that the statutory requirements have been met, provides responses to comments made, and outlines any changes made to the proposal or associated documents based on the consultation undertaken. Where comments have been received and there have been no changes made to the scheme, an explanation or response has been provided.

Proposed Development

1.3 The application seeks permission for the following development:

Outline planning application for proposed redevelopment of the CAVC Weycock Cross campus for up to 16 dwellings (use class C3), including demolition, public open space, sustainable urban drainage system, landscaping and associated infrastructure and engineering works. All matters reserved except for means of strategic access.

Scope Of Report

1.4 The requirement to undertake pre-application consultation applies to all planning applications for "major" development (full or outline) in Wales, as defined in Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

1.5 As set out in Article 4 Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, the applicant must for a period of no less than 28 days before an application is submitted:

- 1 Display a site notice in at least one place on or near the land to which the proposed application relates;
- 2 Write to any owner or occupier of any land adjoining the land to which the proposed application relates;
- 3 Make the draft planning application information available publicly; and,
- 4 Consult with community and specialist consultees before applying for planning permission.

1.6 This Pre-Application Consultation Report, required as part of the process, provides evidence to the Local Planning Authority ('LPA'), Vale of Glamorgan Council, that the above requirements have been undertaken for the proposed development.

1.7 This document is structured as follows:

- 1 Section 2 – Outlines the process of engagement;

- 2 Section 3 – Provides a review of consultation responses; and,
- 3 Section 4 – Sets out conclusions.

2.0 **Process of Statutory Engagement**

2.1 This section of the report summarises the statutory consultation process that has been undertaken. It follows the requirements of the regulations that are set out in the introduction section, above.

Draft Planning Application

2.2 The consultation draft documents comprising the planning application drawings and reports were made available for review and comment at 'WeycockCrossredevelopment.co.uk' from 15 December 2023 to 26 January 2024.

2.3 The website and comment form remained online beyond the statutory 28-day period. This was to acknowledge that the consultation period coincided with the Christmas holiday period and to allow additional time for stakeholders to provide comments. It also ensured that consultees were not disadvantaged in the event that their notification letters were delayed in the post.

2.4 The proposed planning application documents and plans consulted on are listed below:

- 1 Application form and Site Ownership certificates;
- 2 Design and Access Statement;
- 3 Site Location Plan;
- 4 Full set of Parameter Plans, including:
 - a Illustrative Layout;
 - b Access Parameter Plan;
 - c Extent of Development Parameter Plan;
 - d Green Infrastructure Parameter Plan;
- 5 Sustainable Urban Drainage System Strategy;
- 6 Ecological Appraisal;
- 7 Landscape Masterplan;
- 8 Landscape and Visual Impact Assessment (LVIA);
- 9 Tree Survey, Categorisation and Constraints Report, Tree Constraints Plan;
- 10 Energy Statement;
- 11 Archaeological Desk Based Assessment;
- 12 Transport Statement;
- 13 Transport Plans and Drawings;
- 14 EIA Screening Opinion

2.5 Extracts of the website can be found at **Appendix 1**. Once the consultation period ended, the online comments form was taken down from the website, however the rest of the

website, including the consultation draft documents, remained available for viewing until 01 February 2024.

- 2.6 The website was taken down in advance of the planning application being submitted to Vale of Glamorgan. This was to ensure no ambiguity over the final planning application submission, which will be made available for public viewing through the Council's Public Access planning portal.

Site Notices

- 2.7 The requisite notices were displayed in a location that was visible and legible to passing pedestrians, without the need to enter the site. The site notices contained all the information set out in the form in Schedule 1D to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).
- 2.8 They were displayed in both English and Welsh and were posted at the entrance gate to the Site. Photographs of the site notices in situ are provided at **Appendix 2**. A copy of the site notices can be found at **Appendix 3**.

Adjoining Landowners and Occupiers Notice

- 2.9 A letter containing a copy of the site notice in both English and Welsh was delivered to the owners and/or occupiers of the adjoining land to the proposed planning application Site. A list identifying those to which notices were served is provided at **Appendix 4**, alongside a copy of the letter and notices sent to the adjoining landowners and occupiers and proof of postage.
- 2.10 The covering letter accompanying the notices identified where the recipient could view the planning application information online and the 28-day period to respond to the consultation exercise from the date of receipt of the letter was made clear. The letters were posted by first class post to the neighbouring owners and/or occupiers on 15 December 2023.

Community Consultees

- 2.11 A letter, containing a copy of the site notice in both English and Welsh, was sent to Barry Town Cllr Dr Ian Johnson (in addition to the Barry Town Council Clerk) and the following Ward Councillors
- 1 Councillor Taif Ball
 - 2 Councillor Janice Charles
 - 3 Councillor Julie Anne McKinney
 - 4 Councillor William Andrew Hennessy
 - 5 Councillor Sian Thomas
- 2.12 The letter also identified where the recipients could view the planning application information online and informed them of the need to respond no later 28 days from the date of receipt.
- 2.13 A copy of the notice sent to the Town and Ward Councillors is provided at **Appendix 5**.

Specialist Consultees

- 2.14 As part of the pre-application consultation process, the developer is only required to consult a consultee listed in the table to Schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, when the proposed development meets a “Description of Development” listed in column 2 of the table.
- 2.15 With reference to the schedule, the following specialist consultees were consulted:
- 1 Natural Resources Wales (‘NRW’);
 - 2 Vale of Glamorgan Council Local Highway Department;
 - 3 South Wales Fire and Rescue Service; and
 - 4 Dwr Cymru Welsh Water (‘DCWW’).
- 2.16 Letters to the above consultees contained the information set out in the notice in Schedule 1C to the 2016 Order, as enclosed at **Appendix 6** and was sent via email.
- 2.17 The covering letter and notice sent to the specialist consultees contained details on how to view the planning application information electronically and highlighting the need to respond no later than 28-days from date of receipt of the letter and notice.

3.0 **Responding to Consultation Feedback**

3.1 This section of the report summaries the responses received to the statutory publicity exercise and those responses received from the specialist consultees. It also provides a response to each from the consultant team.

3.2 In line with the Data Protection Act 1998 and the General Data Protection Regulation ((EU) 2016/679) the addresses, other contact information of private individuals and other identifiable information have been redacted. The personal information of specialist consultees has also been redacted. The public consultation did not ask for any personal details and where personal details were provided these were promptly deleted.

3.3 The comments received from specialist consultees are summarised below, together with the applicant's response.

Specialist Consultees

3.4 The comments received from specialist consultees are summarised below, together with the applicant's response.

NRW

3.5 NRW are requesting further information at the planning application stage regarding the stepwise approach and the potential impact upon the adjoining SSSI and Ancient Woodland, the proposed buffer zone and mitigation measures.. This is in addition to a request for a Green Infrastructure statement. Their full comments are appended to this report (**Appendix 7**).

Stepwise Approach

3.6 NRW has requested the stepwise approach is reconsidered noting that it should align with Section 6.4.21 of the PPW (now 6.4.15 in PPW edition 12).

Avoid and Minimise

3.7 The design of the proposal has gone through an iterative process seeking to avoid and minimise potential impacts to designated woodland (as well as well as other important ecological features identified within/adjacent to the Site). In particular, Section 6 of the ecological report summarises how:

- 1 Negative effects have been avoided by design (e.g. retention and integration of specific habitat features within the design) and
- 2 Impacts have been avoided or minimised during construction (protective fencing, sensitive working methodologies, EPS licensing);

3.8 In regard to designated woodland habitats, direct impacts have been avoided through the retention of woodland habitat within the north of the site with proposed residential units located across habitats occupying the footprint of the former campus.

3.9 The existing access road overlaps with the boundaries of ancient woodland/SSSI. Proposed widening of the road is necessary to comply with highways requirements which will

subsequently result in the removal of six trees combined with loss of underlying ground flora associated with W3 and W4 woodland survey areas (see accompanying ecology report). Such impacts have been minimised through the widening of the existing track, as opposed to construction of a new road with additional land take whilst design of the road itself was part of an iterative process which sought to reduce its width as far as feasibly possible whilst complying with highways requirements.

- 3.10 To inform impacts associated with the proposed road widening, a detailed survey was undertaken of woodland habitat to assess the botanical community supported therein. Woodland area W3 was found to be significantly modified by the requirement to suppress woody species growth beneath the electricity / telephone line. The narrow band of woodland here was species-poor with ivy dominant in the field layer. Populations of vernal plant species was similarly species-poor. Woodland (W4) was of greater botanical interest but even here the vernal flora is sparse and relatively species-poor with sweet woodruff the most distinctive of the ancient woodland indicator species here.
- 3.11 With reference to the SSSI citation, the ground flora of Barry Woodland is of interest being especially rich and supporting a large number of rare woodland plants. However, no rare woodland species were recorded within the footprint of the access road during the botanical survey. A ground flora community found to be very sparse and characterised by regionally and nationally common species. On this basis, it is not considered that proposed widening of the access road and loss of ground floor communities here, would have a significant impact upon the favourable conservation status of the SSSI here or impact species-rich and notable ground flora communities for which it is notified.

Mitigate and Compensate

- 3.12 Nevertheless, and compliant with the stepwise approach, mitigation/compensation is required for minor losses expected and includes:
- 1 Protection of retained habitats during construction through implementation of a CEMP detailing precautionary methods of working, pollution prevention etc
 - 2 Habitat creation to include new native woodland, shrub and hedgerow planting, proposed around the northern and eastern extents of the development site;
 - 3 Management and monitoring of retained and newly created habitats during the operation phase to ensure the favourable conservation status of designated woodland within the site is maintained and deliver ecological benefits.
- 3.13 In regard to point 3, as the ownership boundary encompasses a greater area than the boundary of the development site itself, there is potential to deliver ecological benefits across a larger area through management of woodland habitat, particularly treatment of invasive and non-native species present onsite and within the wider woodland. Of some relevance here, cherry laurel is recognised as a non-native species which is proliferate across the SSSI as well as within the site. This is noted within the Countryside Council for Wales (CCW) summary of the threats and suggested management for Barry Woodlands SSSI (**Appendix 8**).
- 3.14 There is opportunity here to contribute to the favourable management of the SSSI through its removal and control. This approach is supported by section 6.4.25 which states

“Development in a SSSI which is not necessary for the management of the site must be avoided”.

Stepwise Summary

- 3.15 Section 6.4.11 of the PPW states that the overarching objective of the stepwise approach is to... *“maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity...”*. It is our view, as demonstrated above, that the proposed development will achieve this overarching objective.
- 3.16 The potential ecological impact and stepwise approach should also be considered in tandem with the public benefit provided by the proposed development. The scheme will provide much needed housing on a brownfield windfall site in close proximity to the largest settlement in Vale of Glamorgan. The proposal is also an integral part of the funding mechanism for the delivery of two new educational campuses at Cardiff Airport and Barry Waterfront.
- 3.17 Section 6.4.15 of PPW, specifically paragraph 1b, states within the context of the stepwise approach and development within statutory designates sites that *“it will be wholly exceptional for development to be justifiable in such instances”*. It is our view that there are exceptional circumstances in this instance, whereby the public benefit would significantly outweigh the initial adverse impact (which would be appropriately mitigated) on the Ancient Woodland and SSSI.

Green Infrastructure Statement

- 3.18 NRW has requested that a Green Infrastructure Statement should be submitted to support the planning application in accordance with the updated PPW (Section 6.2.5). As noted within PPW the statement should demonstrate positive multi-functional outcomes which are appropriate to the application site and must be used to demonstrate how the stepwise approach has been applied.
- 3.19 The Green Infrastructure Parameter Plan which forms part of the draft planning application addresses the above requirements, specifically how the proposed development seeks to avoid the SSSI and Ancient Woodland designations whilst seeking to mitigate and where possible enhance the GI on site, which aligns with the stepwise approach.
- 3.20 The GI parameter plan is intended to comprise an approved document and fulfils the underlying objectives of a Green Infrastructure Statement.

Buffer Zone

- 3.21 NRW have commented on the width of the proposed woodland buffer and the potential for encroachment into the SSSI from recreational pressures associated with this land use.
- 3.22 A 3m buffer is proposed along the northern boundary of the development footprint with a 5m buffer proposed along the eastern boundary. In each instance, it is proposed these buffers will be planted with shrub species included thorny varieties such as hawthorn and blackthorn to prevent public access whilst reducing edge effects to the retained woodland boundaries. Such planted buffers are to be excluded from the curtilage of residential

dwellings. Combined, these measures would seek to ensure unauthorised access and insensitive management of retained woodland can be avoided here.

Mitigation Measures

3.23 NRW wish to understand better the effectiveness of the mitigation measures in overcoming the potential impact created by the proposed development.

3.24 It is anticipated that detailed measures for the protection of retained habitats during construction and proposals for habitat creation/management will be provided and secured within a CEMP and EMP to be provided as a condition of planning. Such measures would include implementation of an invasive species eradication scheme and details of those good practices to be adopted during construction to avoid the spread of INNS. In respect of the future management of trees/shrubs associated with woodland habitats it is anticipated that these habitats would be excluded from the curtilage of residential plots, avoiding insensitive management practices and instead fall under the responsibility of the appointed Management Company. Whilst EDP cannot rule out additional tree removal for reasons of H&S (e.g. ash die back) during the operational phase of development, this may provide some benefits, serving to control the spread of ash die back to the wider woodland tree stock.

Bats

3.25 NRW has requested further details of compensation for the identified roost sites are detailed in the formal application. NRW has also requested information on measures to minimise light spillage onto retained habitats focussing on those identified to be of value to bats.

3.26 The Ecological Appraisal Reports provides the design measures that will need to be adopted to ensure provision of sufficient compensatory roosting features and a sensitive lighting strategy. It would be typical for further detailed measures to be provided as a condition of outline planning consent, particularly in respect of a sensitive lighting strategy whilst provision of fixed details in respect of bat roost compensation would go hand in hand with the detailed design of the development.

Welsh Water

3.27 Welsh Water provided no objection.

3.28 Welsh Water did confirm in their response that there is capacity available in the water supply to accommodate the development.

3.29 Welsh Water included a recommendation to obtain SAB approval. The drainage strategy will be subject to detailed drainage design and SAB Full Application prior to its construction.

South Wales Fire and Rescue Service

3.30 South Wales Fire and Rescue Service confirmed they have reviewed the application and agree with the proposals. It was noted that further comment will be made at full planning application stage.

Vale of Glamorgan Highways Authority

3.31 No comments were received from Vale of Glamorgan Highways Authority.

Community Consultees

3.32 Janice Charles, Councillor for Iltyd Ward, requested clarification on the word CAVC. Lichfields confirmed CAVC is an acronym for Cardiff and Vale College.

Members of the Public

3.33 Whilst the website was viewed 83 times by 48 unique visitors no comments were received through the online consultation website. Nor was Lichfields called using the referenced contact number.

4.0 Conclusion

- 4.1 The pre-application consultation undertaken by the applicant has met the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, as amended by the 2016 Amendment Order.
- 4.2 The local community, local members and specialist consultees have had the opportunity to be involved in the pre-application process through this consultation exercise. Responses were received from Natural Resources Wales, Dwr Cymru Welsh Water and South Wales Fire and Rescue Services. No substantial responses were received from the general public, Local Highway Authority or Community/Town Councillors.
- 4.3 This report sets out the feedback that has been generated by the consultation process. Consideration has been given to the comments made by specialist consultees, as well as members of the public.
- 4.4 Given the feedback received the applicant does not consider that it is necessary to make amendments to the scheme. Detail relating to mitigating measures in respect of ecological matters has been addressed above.
- 4.5 Any outstanding matters that are of relevance to the determination of the planning application can be appropriately addressed through further discussions during the course of the application and/or via appropriate planning conditions that meet the established tests¹.

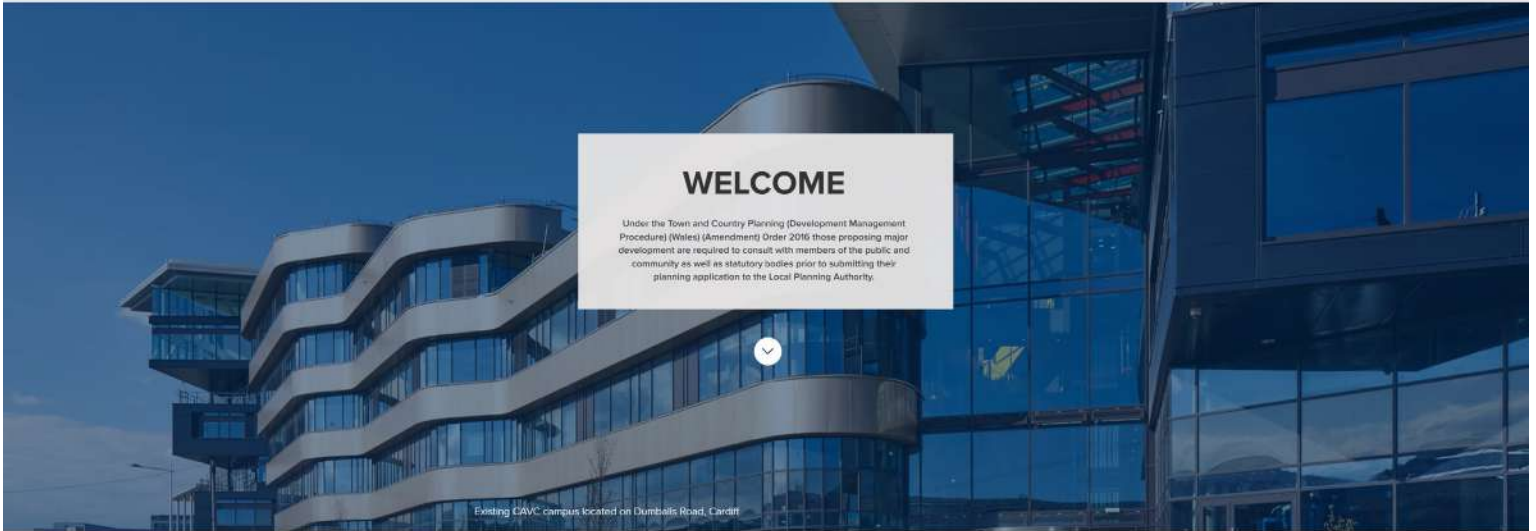
¹ The Use of Planning Conditions for Development Management (Welsh Government Circular 016/2014), October 2014. This document details the six tests that must be applied when drafting a planning condition. Conditions should only be imposed where they are both necessary and reasonable, as well as enforceable, precise and relevant to both planning and the development to be permitted.

Appendix 1 PAC Website Extracts

Weycock Cross Campus Redevelopment

Public Consultation

Welcome The Site Proposed Development Application Documents How to Comment



WELCOME

Under the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 those proposing major development are required to consult with members of the public and community as well as statutory bodies prior to submitting their planning application to the Local Planning Authority.

Existing CAVC campus located on Dumballs Road, Cardiff

This website provides details of the proposed redevelopment of the vacant Cardiff and Vale Campus located at Weycock Cross, Barry for a limited number of residential homes.

The applicant, Cardiff and Vale College, intends to submit an outline planning application for the proposed development in February 2024. You are invited to make comments for the project team to consider before we submit the outline planning application.

It is important to note that this exercise is entirely separate from the statutory consultation that Vale of Glamorgan Council will conduct once the application seeking outline planning permission has been submitted. The current process will not preclude you from making future comments and should you wish to do so, you may make further comments at that stage, for consideration by the Council.

About Cardiff and Vale College

Cardiff and Vale College (CAVC) is a renowned educational institution that has been serving the Cardiff and Vale region of Wales with excellence for many years. CAVC has around 30,000 full time equivalent students and is one of the UK's largest further education institutions.

CAVC has recently secured outline business case approval for a major £100m investment to deliver two new campuses. The Barry Waterfront site is for a new general learning campus intended to replace Colcot Road and play a pivotal role in continuing the regeneration of the area. The second site near Cardiff Airport will comprise an advanced technology learning campus.

The Advanced Technology Centre near Cardiff Airport would be adjacent to its existing International Centre for Aerospace Training (ICAT). It would prepare young learners for the future world of work and upskilling existing adult workers in key growth areas. These will include artificial intelligence (AI), composites, rapid prototyping and manufacture, advanced design, electronics and new approaches to net zero renewable technologies such as wind, wave, nuclear and e-fuel.

The proposed new campuses, which together will provide 200,000sq ft of learning space, would be financed via the Welsh Government's mutual investment model (MIM). CAVC will contribute 19% to the financing cost, which will be offset by proposed the sale of its Colcot Road campus site following planning permission being obtained for its redevelopment for residential purposes.



Existing CAVC campus located on Dumballs Road, Cardiff



Nathaniel Lichfield & Partners Limited (Lichfields) is registered with the Information Commissioner's Office (registration number 2019302). Your responses will be analysed by Lichfields on behalf of our clients, Cardiff and Vale College. It is not envisaged that any personal data will be supplied by virtue of completion of the survey but, in the event that any personal data is supplied, it will be safeguarded and handled without undue delay. Responses to this consultation may be made publicly available.

Weycock Cross Campus Redevelopment

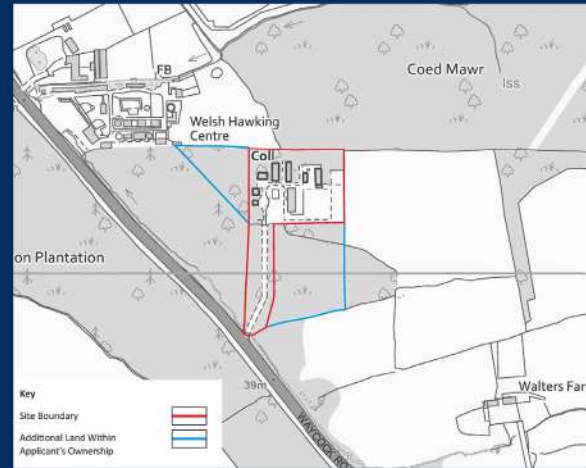
Public Consultation

[Welcome](#) [The Site](#) [Proposed Development](#) [Application Documents](#) [How to Comment](#)

The Site

The application site is located 100m off Weycock Road and the overall site area is approximately 1.4ha in size. Brownfield in nature, the site has been developed over time, with original buildings being constructed for the use of an Isolation Hospital for Barry at the start of the 20th century. The site then changed to educational use when the hospital became obsolete, with the buildings today not being in use aside from the caretaker's house to the west.

It is located just outside the settlement boundary of Barry, with vehicular access to the site taken from the A4226 Weycock Road.



Site Location Plan
[Click on the above image to view a larger version](#)



Nathanial L. Lichfield & Partners Limited (Lichfields) is registered with the Information Commissioner's Office (registration number Z0000020). Your information will be processed by Lichfields on behalf of our client, Cardiff and Vale College. It is not envisaged that any personal data will be supplied by virtue of completion of this survey but, in the event that any personal data is supplied, it will be stored and used solely for the purpose of responding to this consultation and will be made publicly available.

Weycock Cross Campus Redevelopment

Public Consultation

Proposed Development

The proposed redevelopment for residential purposes, which is the subject of this consultation exercise, forms an integral part of a wider strategy seeking to deliver two new education campuses that will accommodate 1,700 full time students to meet the demographic growth in the post-16 population in the Vale of Glamorgan.

They will also serve a similar number of part-time students and apprentices. The proposed development will provide significant and far-reaching socio-economic benefits.

The site could accommodate up to 16 dwellings. The proposed indicative layout for the redevelopment demonstrates a comprehensive approach to urban design, aiming to create a sustainable and harmonious living environment.

The incorporation of the above principles ensures that the development aligns with modern urban planning standards and enhances the overall quality of life for future residents.



Illustrative Masterplan
Click on the above image to view a larger version

Principles of Good Urban Design



















The layout seeks to maximise the site's potential whilst also protecting and where possible enhancing the ecological value of the site and adjacent land. The proposed layout embraces principles that prioritise functionality, aesthetics, and community well-being. This includes thoughtful placement of residential units, creating a cohesive and visually appealing central focal point which fosters a sense of community and encourages social interaction among residents.



Lichfields Limited & Partners Limited (Lichfields) is registered with the Information Commissioner's Office (registration number 20707022). Your responses will be reviewed by Lichfields on behalf of our client, Cardiff and Vale College. It is not envisaged that any personal data will be supplied by virtue of completion of the survey but, in the event that any personal data is supplied, it will be stored and processed without undue delay. Responses to this consultation may be made publicly available.

Application documents

All the information which is required to be submitted as part of the formal planning application has been made available here for you to review.

TITLE	LAST MODIFIED
 11015-RL-XX-ZZ-GR-L-P8001-011 Landscape Masterplan.pdf	15/12/2023 Lichfields UK
 219432_AT_B01 Rev D - Proposed Priority Junction SPA.pdf	15/12/2023 Lichfields UK
 219432_AT_B02 Rev D - Proposed Carriageway Alignment S...	15/12/2023 Lichfields UK
 219432_PD05 Rev D - Priority Junction GA.pdf	15/12/2023 Lichfields UK
 219432_PD06 Rev D - Proposed Carriageway Alignment GA...	15/12/2023 Lichfields UK
 219432B - Weycock Cross - NUDS Strategy_V3.pdf	15/12/2023 Lichfields UK
 219432D Transport Statement V3.pdf	15/12/2023 Lichfields UK
 234039 Cardiff & Vale Weycock Cross_B55857 Tree Survey...	15/12/2023 Lichfields UK
 234039 Weycock Cross TCP May 2023.pdf	15/12/2023 Lichfields UK
 60100-01-002Rev0 Weycock Cross Parameter Plan 1 Access...	15/12/2023 Lichfields UK
 60100-01-002Rev0 Weycock Cross Parameter Plan 2 Extent...	15/12/2023 Lichfields UK
 60100-01-002Rev0 Weycock Cross Parameter Plan 3 Green...	15/12/2023 Lichfields UK
 60100-01-003 Rev0 Weycock Cross Illustrative Layout.pdf	15/12/2023 Lichfields UK
 60100-03 Weycock Cross LVA PAC.pdf	15/12/2023 Lichfields UK
 60100-05 Barry College Weycock Cross DBA 19-09-2023(26...	15/12/2023 Lichfields UK
 60100_03 Weycock Cross Planning Statement 10.08.2023(2...	15/12/2023 Lichfields UK
 CVC-HYD-XXX-XX-RP-MEP-0002 - Weycock Cross Energy St...	15/12/2023 Lichfields UK
 P048 Revision Illustrative Trees.pdf	15/12/2023 Lichfields UK



Nathanial Lichfield & Partners Limited (14109498) is registered with the Information Commissioner's Office (registration number: Z653102). Your responses will be reviewed by Lichfields on behalf of our client, Cardiff and Vale College. It is not envisaged that any personal data will be supplied by virtue of completion of the survey but, in the event that any personal data is supplied, it will be safeguarded and deleted without undue delay. Responses to this consultation may be made publicly available.

How to comment

Should you wish to submit comments on the current proposals, please complete the online form:

[Complete survey](#)

The closing date for comments is **12 January 2024**. Comments received after this date may not be taken into account.

An analysis of the feedback received and any changes to the scheme will be reported in the pre-application consultation report to be submitted as part of the planning application.



LICHFIELDS



Lichfields & Partners Limited (Lichfields) is registered with the Information Commissioner's Office (registration number 20193022). Your response will be analysed by Lichfields on behalf of our client, Cardiff and Vale College. It is not envisaged that any personal data will be supplied by virtue of completion of the survey, but, in the event that any personal data is supplied, it will be stored and processed without undue delay. Responses to this consultation may be made publicly available.

Appendix 2 Site Notice Evidence

**ATODLEN 1B Erthygl 2C & 2D.
CYFWRBYDD AC YMGYNGHORI CYN GWNEUD CAIS AM
GANIATÂD**

Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru)
2012

**CYHOEDDU SRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM
GANIATÂD CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2C a 2D**

(Cyflwyno i bwrdd cynllunio a/neu feddianwyr tir cyffiniol ac ymgynghoreion cymunedol; ac i'w arddangos
trwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Oben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r
datblygiad ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod
cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol;
ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i
gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw
sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig ar: Hen Campws Weycock Cross, Heol Weycock Y Barri, CF62 83AA

Rwyf yn hysbysu bod Coleg Caerdydd a'r Fro yn bwriadu cyflwyno cais cynllunio llawn ar gyfer hyd at
16 of anheddu (dosbarth defnydd A3) gan gynnwys dymchwel, manau agored cyhoeddus, system
ddraenio drefol gynaliadwy, tirwedd a gwaith seilwaith a pheirianneg gysylltiedig. Pob mater, ac eithrio
mynediad strategol, wedi'i gadw

Gallwch weld copïau o'r canlynol:


- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

Ar-lein at: WeycockCrossRedevelopment.co.uk a mae cyfleusterau cyfrifiadur ar gael i weld y
wybodaeth hon yn Llyfrgell Y Barri, Sgwâr y Brenin, Y Barri, CF63 4RW rhwng yr oriau canlynol:

- Dydd Llun 9:30 am - 7:00pm
- Dydd Mawrth 9:30am - 5:30pm
- Dydd Mercher 9:30am - 5:30pm
- Dydd Iau 9:30am - 5:30pm
- Dydd Gwener 9:30am - 5:30pm
- Dydd Sadwrn: 09:30 i 4:30pm.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at a
ceiswddolwr asiant drwy defnyddio'r manylion cyswilt ar y wefan erbyn 12.01.2024

Llofnod:



Dyddiad: 13/12/2023

**SCHEDULE 1B Articles 2C & 2D
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION**

Town and Country Planning (Development Management Procedure) (Wales)
Order 2012

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION NOTICE UNDER ARTICLES 2C AND 2D**

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at: Former Weycock Cross Campus, Waycock Road, Barry, CF62 3AA

I give notice that Cardiff and Vale College is intending to submit an outline planning application for the proposed redevelopment of the CAVC Weycock Cross campus for up to 16 dwellings (use class C3), including demolition, public open space, sustainable urban drainage system, landscaping and associated infrastructure and engineering works. All matters reserved except for means of strategic access.

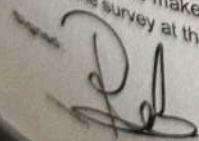
You may inspect copies of:

- The proposed application;
- The plans; and
- Other supporting documents

Online at: WeycockCrossRedevelopment.co.uk and computer facilities are available to view this information at Barry Library, King Square, Barry, CF63 4RW. The opening times are as follows:

- Monday - 9.30am - 7.00pm
- Tuesday - 9.30am - 5.30pm
- Wednesday - 9.30am - 5.30pm
- Thursday - 9.30am - 5.30pm
- Friday - 9.30am - 5.30pm
- Saturday - 9.30am - 4.00pm

Anyone who wishes to make representations about this proposed development must write to the agent using the online survey at the above website address by 12.01.2024



Date: 15/12/2023

Appendix 3 Site Notice Copy

**SCHEDULE 1B Articles 2C & 2D
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION**

Town and Country Planning (Development Management Procedure) (Wales)
Order 2012

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION NOTICE UNDER ARTICLES 2C AND 2D**

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at: Former Weycock Cross Campus, Waycock Road, Barry, CF62 3AA

I give notice that Cardiff and Vale College is intending to submit an outline planning application for the proposed redevelopment of the CAVC Weycock Cross campus for up to 16 dwellings (use class C3), including demolition, public open space, sustainable urban drainage system, landscaping and associated infrastructure and engineering works. All matters reserved except for means of strategic access.

You may inspect copies of:

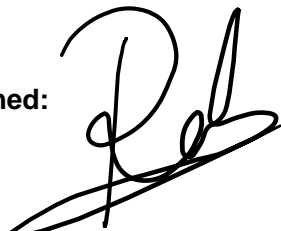
- The proposed application;
- The plans; and
- Other supporting documents

Online at: **WeycockCrossRedevelopment.co.uk** and computer facilities are available to view this information at Barry Library, King Square, Barry, CF63 4RW. The opening times are as follows:

- Monday - 9.30am - 7.00pm
- Tuesday - 9.30am - 5.30pm
- Wednesday - 9.30am - 5.30pm
- Thursday - 9.30am - 5.30pm
- Friday - 9.30am - 5.30pm
- Saturday - 9.30am - 4.00pm

Anyone who wishes to make representations about this proposed development must write to the agent using the online survey at the above website address by 12.01.2024

Signed:



Date: 15/12/2023

**ATODLEN 1B Erthygl 2C & 2D.
CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM
GANIATÂD**

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru)
2012

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM
GANIATÂD CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2C a 2D**

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgylgoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig ar: Hen Campws Weycock Cross, Heol Weycock Y Barri, CF62 83AA

Rwyf yn hysbysu bod Coleg Caerdydd a'r Fro yn bwriadu cyflwyno cais cynllunio llawn ar gyfer hyd at 16 of anheddau (dosbarth defnydd A3) gan gynnwys dymchwel, manau agored cyhoeddus, system ddraenio drefol gynaliadwy, tirweddu a gwaith seilwaith a pheirianeg gysylltiedig. Pob mater, ac eithrio mynediad strategol, wedi'i gadw

Gallwch weld copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

Ar-lein at: **WeycockCrossRedevelopment.co.uk** a mae cyfleusterau cyfrifiadur ar gael i weld y wybodaeth hon yn Llyfrgell Y Barri, Sgwâr y Brenin, Y Barri, CF63 4RW rhwng yr oriau canlynol:

- Dydd Llun 9:30 am – 7:00pm
- Dydd Mawrth 9.30am - 5.30pm
- Dydd Mercher 9.30am - 5.30pm
- Dydd Iau 9.30am - 5.30pm
- Dydd Gwener 9.30am - 5.30pm
- Dydd Sadwrn: 09:30 i 4:30pm.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at a ceisydd/yr asiant drwy defnyddio's manylion cyswllt ar y wefan erbyn 12.01.2024

Llofnod:



Dyddiad: 15/12/2023

Appendix 4 List of Adjoining Landowners/Proof of Postage

Customer Receipt	Tracking ID: DF505958217GB	SIGNED FOR
	Posting Date: 15-12-23	SF 1ST LET.
	Recipient: <u>VALE/GLAMOREAN HIGHWAY</u>	PBP Account #: 13762026
	Address: <u>V/CLAMOREAN COUNCIL</u> <u>CFS CAT</u>	Serial #: 7175074 15-12-23 15:42

Customer Receipt	Tracking ID: DF505958203GB	SIGNED FOR
	Posting Date: 15-12-23	SF 1ST LET.
	Recipient: <u>NORMA GLITTINS</u>	PBP Account #: 13762026
	Address: <u>BARBY</u> <u>CF6 3AA</u>	Serial #: 7175074 15-12-23 15:41

Fast 60108/03 MM/JWI

256 60108/03 MM/JWI

Customer Receipt	Tracking ID: DF505958185GB	SIGNED FOR
	Posting Date: 15-12-23	SF 1ST LET.
	Recipient: <u>VALE OF GLAMOREAN TEAM</u>	PBP Account #: 13762026
	Address: <u>CIVIC OFFICES</u> <u>BARBY CF63 4RD</u>	Serial #: 7175074 15-12-23 15:38

Customer Receipt	Tracking ID: DF505958194GB	SIGNED FOR
	Posting Date: 15-12-23	SF 1ST LET.
	Recipient: <u>JESUS COLLEGE</u>	PBP Account #: 13762026
	Address: <u>OXFORD</u> <u>OX1 3DW</u>	Serial #: 7175074 15-12-23 15:40


Fast 60108/03 MM/JWI

256 60108/03 MM/JWI

Customer Receipt	Tracking ID: DF505958225GB	SIGNED FOR
	Posting Date: 15-12-23	SF 1ST LET.
	Recipient: <u>TRUSTEE OF R.J. GREATK</u>	PBP Account #: 13762026
	Address: <u>50 BLOOM STREET</u> <u>LONDON W1K 5EG</u>	Serial #: 7175074 15-12-23 15:43

Print this label and customs document (if applicable), stick them to your package and take it to a Post Office or Royal Mail Delivery Office.
If you don't have a printer, take the QR code in your confirmation email to a Royal Mail Delivery Office and we can print your label for you instead.
Once you have applied your label, you can arrange for your package to be collected at send.royalmail.com/collect.

Take this certificate of posting with you and get it stamped in case you need to prove that your item was accepted into the Royal Mail network.
If you have arranged collection for your package with our Parcel Collect service, you will receive an email after your package is collected which provides proof of postage

	<h2>Certificate of Posting for Online Postage</h2> <p>This certificate will not be valid unless stamped by a staff member. Keep this certificate safe. It is your proof of posting if you need to make a compensation claim.</p>
Name & Address Owner/Occupier Barry College of Further Education Waycock Road Barry CF62 3AA UNITED KINGDOM	Service Used Royal Mail Signed For 1st Class Tracking Number KB914920754GB
Official stamp:	
<p>Please refer to separate terms and conditions. This is not a VAT receipt. Royal Mail and the cruciform are trade marks of Royal Mail Group Ltd. © Royal Mail Group Ltd. 2023 All Rights Reserved</p>	

Print this label and customs document (if applicable), stick them to your package and take it to a Post Office or Royal Mail Delivery Office.
If you don't have a printer, take the QR code in your confirmation email to a Royal Mail Delivery Office and we can print your label for you instead.
Once you have applied your label, you can arrange for your package to be collected at send.royalmail.com/collect.

Take this certificate of posting with you and get it stamped in case you need to prove that your item was accepted into the Royal Mail network.
If you have arranged collection for your package with our Parcel Collect service, you will receive an email after your package is collected which provides proof of postage

	<h2>Certificate of Posting for Online Postage</h2> <p>This certificate will not be valid unless stamped by a staff member. Keep this certificate safe. It is your proof of posting if you need to make a compensation claim.</p>
Name & Address Walters UK Ltd Hirwaun House Hirwaun Industrial Estate Hirwaun Aberdare CF44 9UL UNITED KINGDOM	Service Used Royal Mail Signed For 1st Class Tracking Number KB914920768GB
Official stamp:	
<p>Please refer to separate terms and conditions. This is not a VAT receipt. Royal Mail and the cruciform are trade marks of Royal Mail Group Ltd. © Royal Mail Group Ltd. 2023 All Rights Reserved</p>	

Appendix 5 Community Consultee Notice

**SCHEDULE 1B Articles 2C & 2D
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION**

Town and Country Planning (Development Management Procedure) (Wales)
Order 2012

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION NOTICE UNDER ARTICLES 2C AND 2D**

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at: Former Weycock Cross Campus, Waycock Road, Barry, CF62 3AA

I give notice that Cardiff and Vale College is intending to submit an outline planning application for the proposed redevelopment of the CAVC Weycock Cross campus for up to 16 dwellings (use class C3), including demolition, public open space, sustainable urban drainage system, landscaping and associated infrastructure and engineering works. All matters reserved except for means of strategic access.

You may inspect copies of:

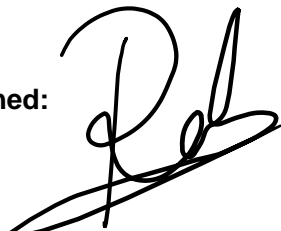
- The proposed application;
- The plans; and
- Other supporting documents

Online at: **WeycockCrossRedevelopment.co.uk** and computer facilities are available to view this information at Barry Library, King Square, Barry, CF63 4RW. The opening times are as follows:

- Monday - 9.30am - 7.00pm
- Tuesday - 9.30am - 5.30pm
- Wednesday - 9.30am - 5.30pm
- Thursday - 9.30am - 5.30pm
- Friday - 9.30am - 5.30pm
- Saturday - 9.30am - 4.00pm

Anyone who wishes to make representations about this proposed development must write to the agent using the online survey at the above website address by 12.01.2024

Signed:



Date: 15/12/2023

**ATODLEN 1B Erthygl 2C & 2D.
CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM
GANIATÂD**

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru)
2012

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM
GANIATÂD CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2C a 2D**

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgylgoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig ar: Hen Campws Weycock Cross, Heol Weycock Y Barri, CF62 83AA

Rwyf yn hysbysu bod Coleg Caerdydd a'r Fro yn bwriadu cyflwyno cais cynllunio llawn ar gyfer hyd at 16 of anheddau (dosbarth defnydd A3) gan gynnwys dymchwel, manau agored cyhoeddus, system ddraenio drefol gynaliadwy, tirweddu a gwaith seilwaith a pheirianeg gysylltiedig. Pob mater, ac eithrio mynediad strategol, wedi'i gadw

Gallwch weld copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

Ar-lein at: **WeycockCrossRedevelopment.co.uk** a mae cyfleusterau cyfrifiadur ar gael i weld y wybodaeth hon yn Llyfrgell Y Barri, Sgwâr y Brenin, Y Barri, CF63 4RW rhwng yr oriau canlynol:

- Dydd Llun 9:30 am – 7:00pm
- Dydd Mawrth 9.30am - 5.30pm
- Dydd Mercher 9.30am - 5.30pm
- Dydd Iau 9.30am - 5.30pm
- Dydd Gwener 9.30am - 5.30pm
- Dydd Sadwrn: 09:30 i 4:30pm.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at a ceisydd/yr asiant drwy defnyddio's manylion cyswllt ar y wefan erbyn 12.01.2024

Llofnod:



Dyddiad: 15/12/2023

Appendix 6 Specialist Consultee Covering Letter and Notice

South Wales Fire and Rescue Service
Forest View Business Park
Llantrisant
CF72 8LX

Date: 15 December 2023
Our ref: 60108/03/JCO/TR/27452651v1

Dear Sir or Madam

Weycock Cross Redevelopment

Statutory Pre-Application Consultation for the redevelopment of Former Weycock Cross Campus, Barry

We write on behalf of the applicant, Cardiff and Vale College ('CAVC'), in relation to the pre application consultation for redevelopment of the former CAVC Weycock Cross Campus site for up to 16 dwellings (use class C3), including demolition, public open space, sustainable urban drainage system, landscaping and associated infrastructure and engineering works. All matters reserved except for means of strategic access.

Applicants for all planning applications with a site area of over 1 hectare in Wales must undertake pre-application consultation with the public, the community and specialist consultees for a period of no less than 28 days before an application is submitted.

A pre-application notice is therefore attached to this letter which provides you with the information on how to view and comment on the proposed planning application mentioned above by the date set out on the notice.

Ymgynghoriad statudol cyn ymgeisio ar gyfer yr ailddatblygiad o Campws Weycott Cross, Y Barri

Rydym yn ysgrifennu ar ran yr ymgeisydd, Coleg Caerdydd a'r Fro ('CCAF'), mewn perthynas â'r ymgynghoriad cyn ymgeisio ar gyfer yr ailddatblygiad o'r campws CCAF presennol at Heol Weycock Cross am hyd at 16 of anheddau gan gynnwys dymchwel, manau agored cyhoeddus, system ddraenio drefol gynaliadwy, tirweddu a gwaith seilwaith a pheirianeg gysylltiedig. Pob mater, ac eithrio mynediad strategol, wedi'i gadw.

Rhaid i ymgeiswyr ar gyfer pob cais cynllunio gyda arwynebedd safle o dros 1 hectar yng Nghymru gynnal ymgynghoriad cyn ymgeisio gyda'r cyhoedd, y gymuned ac ymgynghorwyr arbenigol am gyfnod o ddim llai na 28 diwrnod cyn cyflwyno cais.

Mae rhybudd cyn ymgeisio ynghlwm wrth y llythyr hwn sy'n rhoi'r wybodaeth i chi ar sut i weld a rhoi sylwadau ar y cais cynllunio arfaethedig a grybwyllir uchod erbyn y dyddiad a nodir ar yr hysbysiad.

Yours faithfully / Yn gywir



Tobias Robinson
Senior Planner

Enclosures Notice

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales)
Order 2012

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Purpose of this notice: this notice comprises of a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at: Former Weycock Cross Campus, Waycock Road, Barry, CF62 3AA

I give notice that Cardiff and Vale College is intending to submit an outline planning application for the proposed redevelopment of the CAVC Weycock Cross campus for up to 16 dwellings (use class C3), including demolition, public open space, sustainable urban drainage system, landscaping and associated infrastructure and engineering works. All matters reserved except for means of strategic access.

A copy of the proposed application; plans and other supporting documents can be viewed online at ***WeycockCrossRedevelopment.co.uk***

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent by the 12.01.2023 via email, the online form at ***WeycockCrossRedevelopment.co.uk*** or by post:

Weycock Cross Redevelopment Consultation
Lichfields,
Helmont House,
Churchill Way,
Cardiff,
CF10 2HE

Signed:

A handwritten signature in black ink, appearing to be 'Rob', written over a horizontal line.

Date: 15.12.2023

ATODLEN 1C Erthygl 2D

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru)
2012

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYSBYSIAD O DAN ERTHYGL 2D

(i'w gyflwyno i ymgynghoreion arbenigol, fel y'u diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cynymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad arfaethedig ar: Hen Campws Weycock Cross, Heol Weycock Y Barri, CF62 83AA

Rwyf yn hysbysu bod Coleg Caerdydd a'r Fro yn bwriadu cyflwyno cais cynllunio amlinellol ar gyfer aiddatblygiad arfaethedig campws Weycock Cross CAVC ar gyfer hyd at 16 o anheddau (dosbarth defnydd C3), gan gynnwys dymchwel, man agored cyhoeddus, system ddraenio drefol gynaliadwy, tirwedd. a gwaith seilwaith a pheirianneg cysylltiedig.

Mae copi o'r cais arfaethedig; cynlluniau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein yn **WeycockCrossRedevelopment.co.uk**

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad drwy e'bost, drwy **WeycockCrossRedevelopment.co.uk** neu drwy'r post erbyn 12.01.2024

Ymgynghoriad Aiddytblygu Weycock Cross
Lichfields,
Helmont House,
Churchill Way,
Cardiff,
CF10 2HE

Llofnod:



Dyddiad: 15.12.2023

Appendix 7 Specialist Consultee Responses

Ein cyf/Our ref: CAS-245264-Y8K2
Eich cyf/Your ref: 60108/03/JCO/TR/274

Tobias Robinson
Senior Planner
Lichfields
Helmont House
Churchill Way
Cardiff
CF10 2HE

Dyddiad/Date: 25 January 2024

Annwyl Tobias/Dear Tobias,

STATUTORY PRE-APPLICATION CONSULTATION – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED

BWRIAD/PROPOSAL: OUTLINE PLANNING APPLICATION FOR PROPOSED REDEVELOPMENT OF THE CAVC WEYCOCK CROSS CAMPUS FOR UP TO 16 DWELLINGS (USE CLASS C3), INCLUDING DEMOLITION, PUBLIC OPEN SPACE, SUSTAINABLE URBAN DRAINAGE SYSTEM, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE AND ENGINEERING WORKS. ALL MATTER RESERVED EXCEPT FOR MEANS OF STRATEGIC ACCESS.

LLEOLIAD/LOCATION: BARRY COLLEGE OF FURTHER EDUCATION, WAYCOCK ROAD, BARRY, CF62 3AA.

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 19 December 2023.

We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding protected sites. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.

Protected Sites

We note the access to site is located entirely within Barry Woodlands Site of Special Scientific Interest (SSSI), with the remaining area of the site located directly adjacent to the boundary of the SSSI.

We have reviewed the submitted plans and note the proposed widening of the existing access arrangements will likely result in permanent loss of notified features and therefore damage to the SSSI. In addition, it is unclear from the proposed layout the distance of the properties to the SSSI and the potential damage this may cause.

National Planning Policy

We refer you to the recent update of Planning Policy Wales Chapter 6 published on the 11th of October 2023, effective immediately. This sets out new and strengthened policy on the protection of the SSSI's within the planning system, and also provides clarity on the application of the step-wise approach in relation to statutory designated sites including SSSIs.

We specifically note the sections under 6.4.17 which states that as a matter of principle, "*development in a SSSI which is not necessary for the management of the site must be avoided*". PPW also recognises there may be desirable interventions in the SSSI to secure its role as a living landscape, such as public access, active travel, educational projects and other minor development. We believe the current proposal does not meet either of these definitions.

In addition, there is a presumption "*against development not within a SSSI but likely to damage a SSSI*" and that the proposal must be carefully considered to ensure the interest the site was designated for are protected, and where there are adverse effects on the notified features, the development should be refused. The information submitted at present does not fully consider the full adverse effects of the proposal.

Furthermore, the application site is surrounded by Ancient Woodland (which is part of the SSSI designation). PPW recognises the significant value of ancient woodland and development should be refused if there is loss or deterioration of this resource. It states that "such trees, woodlands and hedgerows are to be afforded protection from development which would result in their loss or deterioration unless very exceptionally there are significant and clearly defined public benefits; this protection must prevent potentially damaging operations and their unnecessary loss". Further information on Ancient Woodland can be found [here](#).

Section 6.4.21 of PPW outlines an updated stepwise approach which must be followed to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity. After reviewing the information provided, we do not consider that the stepwise approach has been properly applied. The submitted Planning Statement (dated December 2023) states that, with regards to the stepwise approach, avoidance is unnecessary due to the site's low ecological value. However, given the site's proximity to, and the access within statutory (Barry Woodland SSSI and Walters Farm SSSI) and non-statutory (Ancient Semi-Natural Broadleaved Woodland, West of Barry College SINC and Walters Farm SINC) designated sites, we disagree and advise you reconsider the step-wise approach.

In addition, a Green Infrastructure Statement should also be submitted to support this planning application in accordance with the updated PPW (6.2.5). The statement should demonstrate positive multi-functional outcomes which are appropriate to the application site and must be used to demonstrate how the stepwise approach has been applied.

We therefore advise, in the first instance, you liaise with the relevant Planning Authority (Vale of Glamorgan Council) on the above policy position and whether they deem that the proposed development can be justified at this location.

We specifically refer to the new paragraphs under paragraphs 6.4.17, the updated stepwise approach and Future Wales Policy 9. Our role will be to advise on the likely impacts to the SSSI and its ecosystem resilience and whether any damage can be mitigated following the step-wise to maintain and enhance biodiversity.

Mitigation Measures

With regard to the proposals themselves, we note the requirement for widening of the existing access track. This raises concerns due to the extent of the works and the need for tree removal and flora disruption within the SSSI itself and appears contrary to the policy position outlined above. If the proposal can be justified, any permanent loss of these features must be mitigated following the stepwise approach.

We note the narrow buffer zone proposed between the housing blocks (2 – 3 meters) and the edge of the SSSI. We have concerns with the width of the proposed woodland buffer. We consider it is likely that proposal will result in encroachment into the SSSI and recreational pressures associated with this land use. For example, clearance or cutting back of trees and associated ground flora (both of which are a special feature of the SSSI). The ground flora of the woodlands are of particular interest, even in areas which have been replanted with non-native trees.

We note that several mitigation measures have been proposed, these are detailed in the submitted Ecological Appraisal prepared by EDP (dated December 2023) and Planning Statement prepared by Lichfields (dated 15 December 2023). However, we question how effective these measures would be in overcoming the potential impact created by the proposed development. For instance, the effectiveness of translocating topsoil for habitat creation is uncertain, and the removal of Invasive Non-Native Species (INNS) species during construction does not negate the heightened risk for INNS to be introduced to the site during the construction phase.

Furthermore, the presence of ash trees on-site (some infected with dieback) would likely pose a safety hazard, and the potential clearance for their management could result in even further habitat loss without compensatory measures, during the operation of the residential development.

Protected Species

Bats

We note as outlined in the submitted Ecological Appraisal prepared by EDP (dated December 2023) that dusk emergence/dawn re-entry surveys undertaken identified a low status summer day roost for soprano pipistrelle in buildings B4, B5 and B7, a summer day/transitional roost for soprano pipistrelle and Myotis sp. bats in building B6 and a low status summer day roost for Myotis sp. in building B3.

We also note that a total of nine bat species/species groups were confirmed to be present foraging and/or commuting within the site during the transect and/or automated detector surveys.

We advise that further details of compensation for the identified roost sites are detailed in the formal application. In addition, measures to minimise light spillage onto retained habitats focussing on those identified to be of value to bats should be submitted.

Further Advice

A European protected species (EPS) Licence is required for this development. Any planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at [Natural Resources Wales / Apply for a protected species licence](#).

Please note, we advise repeat surveys if more than 2 years elapses between original surveys and planning submission.

Foul Drainage

No information has been provided regarding the disposal of foul waters from the proposed development. We refer you to Welsh Government Circular 008/2018 on the use of private sewerage in new developments, and specifically paragraphs 2.3-2.5, which stress the first presumption must be to provide a system of foul drainage discharging into a public sewer. We advise you that the proposed development is in a publicly sewered area.

We would advise further consultation with us if foul sewage from the proposed development is to be disposed of by a private sewerage system.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Lindy Marshall

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

Tobias Robinson
Litchfields,
Helmont House,
Churchill way,
Cardiff,
CF10 2HE

Date: 05/01/2024
Our Ref: PPA0008493

Dear Tobias Robinson

Grid Ref: 309389 169074

Site Address: Barry College Of Further Education, Waycock Road, Barry,

Development: 2D - Outline planning application for proposed redevelopment of the CAVC Weycock Cross campus for up to 16 dwellings.

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

SEWERAGE

Firstly, we note that the proposal relates to a proposed residential development on Waycock Road and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage system, we offer the following comments as part of our appraisal of this development.

Public Sewerage Network

It appears the application does not require to connect to the public sewer, and therefore Dwr Cymru Welsh Water has no further comments. However, should circumstances change and a connection to the public sewerage system/public sewage treatment works is preferred we must be re-consulted on this application.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site.

Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Surface Water Drainage

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer consult with Vale of Glamorgan Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

Foul Water Drainage – Sewerage Network

It appears the application does not require to connect to the public sewer, and therefore Dwr Cymru Welsh Water has no further comments. However, should circumstances change and a connection to the public sewerage system/public sewage treatment works is preferred we must be re-consulted on this application.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.



SEWAGE TREATMENT

It appears the application does not require to connect to the public sewer, and therefore Dwr Cymru Welsh Water has no further comments. However, should circumstances change and a connection to the public sewerage system/public sewage treatment works is preferred we must be re-consulted on this application.

WATER SUPPLY

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 3 inch diameter watermain in 309362, 169090 location. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.





Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Tobias Robinson

From: Cardiff
Sent: 02 January 2024 14:27
To: Tobias Robinson
Cc: Cem Kosaner
Subject: Weycock Cross Redevelopment (ref 60108/03/JCO/TR/23452651V1) [LICH-DMS.FID424247]

Please see below, received in main Cardiff email account.

M

Maria Misikova
Office Manager

MEd Cert Mgmt (Open)
Lichfields, Helmont House, Churchill Way, Cardiff CF10 2HE
T 029 2043 5880 / M 07493865638
E maria.misikova@lichfields.uk

Lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.

Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116, registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG.

From: Betts, Martin <M-Betts@southwales-fire.gov.uk>
Sent: Thursday, December 21, 2023 1:33 PM
To: Cardiff <cardiff@lichfields.uk>
Subject: Weycock Cross Redevelopment (ref 60108/03/JCO/TR/23452651V1)

CAUTION: This email originated from an external source.

Good Afternoon,

Trust this email finds you well.

South Wales Fire and Rescue Service have looked at the application ref 60108/03/JCO/TR/23452651V1 and agree with the application.

Further comment will be made at full planning application stage.

Kind Regards,
Brian

Brian Betts

Rheolwr Gwylfa

Diogelwch Tân i Fusnesau

Pencadlys Gwasanaeth Tân ac Achub
De Cymru
Parc Busnes Forest View
Llantrisant
CF72 8LX

Ffôn: 01443 232000

Ffôn Symudol: 07785 302257

E-Bost: m-betts@southwales-fire.gov.uk



www.decymru-tan.gov.uk



Hoffwch ni ar Facebook a Dilynwch ni ar Trydar/Twitter, Instagram a Youtube!

Brian Betts

Watch Manager

Business Fire Safety

South Wales Fire and Rescue Service
Headquarters
Forest View Business Park
Llantrisant
CF72 8LX

Phone: 01443 232000

Mobile: 07785 302257

E-mail: m-betts@southwales-fire.gov.uk



www.southwales-fire.gov.uk



Like us on Facebook and Follow us on Twitter, Instagram and Youtube!

INVESTORS IN PEOPLE™

We invest in people Gold

Rydym yn buddsoddi mewn pobl Aur

INVESTORS IN PEOPLE®

We invest in wellbeing Silver

Rydym yn buddsoddi mewn llesiant Arian

-- Mae'r neges e-bost hon ac unrhyw

ffeiliau sydd ynghlwm wrthi yn gwbl gyfrinachol ac wedi'u bwriadu at sylw y person neu sefydliad y maent wedi eu cyfeirio ato yn unig. Na chaniateir i chi adolygu, ailanfon, lledaenu na defnyddio'r wybodaeth uchod ar unrhyw gyfrif: peidiwch a chymryd unrhyw gamau o ganlyniad a gan ddibynnu arni. Os ydych wedi derbyn y neges e-bost hon ar gam, wnewch chi hysbysu'r anfonydd ar unwaith a dileu'r e-bost a'i chynnwys oddi ar eich system os gwelwch yn dda. Barn neu safbwyntiau'r awdur yw'r rhai a fynegir yn y neges e-bost hon ac nid ydynt yn adlewyrchu o anghenraid barn neu safbwyntiau Gwasanaeth Tan Ac Achub De Cymru onis dywedir yn bendant fel arall. Bydd pob eitem o bost a anfonir i'r cyfeiriad hwn yn cael ei monitro gan sustem e-bost corfforaethol y Gwasanaeth Tan ac efallai y caiff ei harchwilio gan berson arall, sy ddim o reidrwydd y derbynnydd gwreiddiol, er mwyn dod o hyd i ddefnydd o ddeunydd anaddas neu dorri rheolau polisiau. Os nad yw hyn yn dderbyniol i chi, peidiwch a defnyddio'r dull yma o gyfathrebu a Gwasanaeth Tan Ac Achub De Cymru. Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg - byddwn yn ymateb yn gyfartal i'r ddau ac yn ateb yn eich dewis iaith heb oedi. This e-mail and any files transmitted with it are confidential and intended solely for the use of the recipient(s) only. Any review, retransmission, dissemination or other use of, or taking any action in reliance upon this information by persons or entities other than the intended recipient(s) is prohibited. If you have received this e-mail in error please notify the sender immediately and destroy the material whether stored on a computer or otherwise. Any views or opinions presented within this e-mail are solely those of the author and do not necessarily represent those of South Wales Fire and Rescue Service, unless otherwise specifically stated. All mail sent to and from this address will be monitored by our corporate e-mail system and may be scrutinised by persons other than the addressee for unsuitable content or contraventions of policy. If this is unacceptable to you please do not use this method of communication with the South Wales Fire and Rescue Service. We welcome correspondence in Welsh and English - we will respond equally to both and will reply in your language of choice without delay.

Appendix 8 Barry Woodlands SSSI - Countryside Council for Wales (CCW)

COEDYDD Y BARRI/BARRY WOODLANDS SITE OF SPECIAL SCIENTIFIC INTEREST



Argae Dingle, Coedydd Y Barri SSSI © Sue Westwood, CCW

YOUR SPECIAL SITE AND ITS FUTURE

‘Your Special Site and its Future’ is part of our commitment to improve the way we work with Site of Special Scientific Interest (SSSI) owners and occupiers. In it, we explain what is special about the wildlife on your site, and what care is needed to look after its wildlife into the future.

All SSSIs are considered to be of national importance and we recognise the crucial role that owners and occupiers play in their management and protection. We need you to share your views and knowledge of this site with us, to help us safeguard it.

We hope that you will find ‘Your Special Site and its Future’ interesting and helpful. Please contact us if there is anything about the site and its management that you would like to discuss.



Middleton Wood, part of Coedydd Y Barri SSSI © Sue Westwood CCW

What is ‘special’ about the wildlife at Coedydd Y Barri/Barry Woodlands SSSI?

Coedydd Y Barri/Barry Woodlands has one special feature:

Semi-natural broadleaved Woodland:

Coedydd Barri/Barry Woodlands SSSI consists of two related groups of woods. To the west of Barry, in the valley of the River Waycock, is a group which extends from **Lidmore Wood** in the north to **Welford** and **Middleton Woods** in the south. About 3 kilometres away, to the north of Barry, are **Coed yr Argae** and **Pencoedtre Wood**.

These woods have different characters, partly as a result of different past management, but all are long-established and they have much else in common. They are found on wet, clay soils and all have ash as one the main trees. They are particularly important for the wide variety of woodland plants that they support, and have a spectacular display of flowers in spring. Woodlands of this type are unusual in Wales and the plant communities reflect their southern location.



Woodland ground flora, Coedydd Y Barri SSSI © Sue Westwood CCW



Coed Mawr, part of Coedydd Y Barri SSSI © Sue Westwood CCW

Other habitats that contribute to the special wildlife interest include small areas of scrub, wooded swamp and a small lake. This mixture of habitats is important for much of the wildlife, particularly insects.

What do we want Coedydd Y Barri/Barry Woodlands to look like?

The following is a description of how we would like to see Coedydd Y Barri/Barry Woodlands.

Almost the entire site is semi-natural broadleaved woodland, with ash as a frequent and important tree. The trees vary in age, size and spacing. A changing patchwork of temporary glades, caused by dying trees, is slowly filled by naturally regenerating tree and shrub seedlings and saplings, forming a landscape of light and shade. As much as a fifth of the woodland may be open glades, rides and other canopy gaps.

Most of the trees and shrubs are of locally native broadleaved species. As well as ash, oak and beech can be found, with occasional hornbeam and downy birch. There is a flourishing shrub layer, mainly made up of hazel, hawthorn, field maple and wych elm, but with some other shrubs that are typical of calcareous soils such as spindle, wayfaring tree and wild privet.

In spring, there is a fine display of woodland plants, which flower before the woodland canopy closes. These include carpets of bluebells, dog's mercury, yellow archangel, wood anemone and lesser celandine.



Early purple orchids at Middleton Wood, Coedydd Y Barri SSSI © Sue Westwood CCW

Dead and dying trees, as well as live trees with holes, hollows and rotten branches, provide the essential balance between decay and new growth by creating vital habitat for various mosses, liverworts and fungi, and also for specialised insect species. The woodland provides habitat for a range of woodland animals and birds.

With these more familiar woodland plants can be found a range of other specialist plants associated with ancient woodlands. These include herb-paris, twayblade, early purple orchid and greater butterfly orchid. Wood goldilocks, a buttercup with finely divided leaves and odd-sized petals, is near the edge of its British range here.



Twayblade orchids at Coed Mawr, Coedydd Y Barri SSSI © Sue Westwood CCW

What management is needed at Coedydd Y Barri/Barry Woodlands SSSI and why?

Woodland would have been the most widespread habitat in Britain before the arrival of agriculture. Since that time, many woods have been used to provide a wide variety of products, through management such as coppicing. Although the woodlands that make up the Coedydd Y Barri/Barry Woodlands SSSI can more or less be left alone and allowed to develop naturally, occasional management may be desirable.

What does this mean in practice?

Some management is essential to conserve the special features of the woodland. These are the ones we regard as most important.

- **Larch:** Some of the most species-rich areas of these woodlands have been planted with larch. The species is likely to decline naturally, but its status will need to be monitored and a programme of active removal may need to be developed.
- **Traditional woodland management:** Occasional thinning and small scale felling may be appropriate in some areas to allow light to reach the woodland floor. This would encourage natural

regeneration of seedlings and saplings and create a more varied age structure. Programmes of thinning should aim to gradually remove any planted conifers.

Coppicing would once have been a major type of management in these woodlands. In some areas it is still likely to be important for maintaining the biodiversity interest and it may be useful to reinstate it.

In some of the woods, management should be kept to a minimum, with canopy gaps allowed to form naturally, although over a longer timescale than if they had been actively created. Here the need for small-scale felling and thinning would be kept under review, but it would also be interesting to monitor the natural establishment of canopy gaps.

- **Stock-proof fencing:** This is to ensure that the woodland is not over grazed, as this would prevent natural regeneration of seedlings and ground flora. However, this will be more important in some woods than others, depending on whether any adjacent farmland is grazed. Very light grazing can be helpful in some situations.

Other actions could damage the special feature if they are not properly managed. These are the ones we regard as most important.

- The removal of **dead and decaying wood** will lead to a loss of the conditions that certain fungi, insects and birds require. Dead wood should ideally be left where it falls and standing dead trees should be allowed to fall naturally. Removal and cutting or tidying of dead wood should be limited unless essential for the safety of visitors.
- **Invasive non-native trees and shrubs** should be monitored. Different species, for example sycamore and cherry laurel, occur in different woods and these should not be allowed to increase above manageable levels. Beech has been planted in some of the woods but is within its native range here. Whilst beech is a concern in some other parts of Wales, as it can regenerate vigorously under an oak canopy, it is not currently considered a problem here but this should be kept under review.
- **Vandalism** may occur in some woods, although the damage done often looks worse than it turns out to be in the longer term. Tipping of garden rubbish is a typical problem close to houses and can be a source of invasive herbaceous garden plants.

Finally

Our knowledge of wildlife is continually improving. It is possible that new issues may arise in the future, whilst other issues may disappear. This statement is written with the best information we have now, but may have to change in the future as our understanding improves. Any information you can provide on the wildlife of your site, its management and its conservation would be much appreciated.

If you would like to discuss any aspect of your SSSI, or have any concerns about your SSSI, please contact your local CCW office.

**Your local office is;
CCW
Unit 7, Castleton Court
Fortran Road
St Mellon's
Cardiff
CF3 0LT**

Tel: 02920 772400

Fax: 02920 772412

Birmingham

0121 713 1530

birmingham@lichfields.uk

Edinburgh

0131 285 0670

edinburgh@lichfields.uk

Manchester

0161 837 6130

manchester@lichfields.uk

Bristol

0117 403 1980

bristol@lichfields.uk

Leeds

0113 397 1397

leeds@lichfields.uk

Newcastle

0191 261 5685

newcastle@lichfields.uk

Cardiff

029 2043 5880

cardiff@lichfields.uk

London

020 7837 4477

london@lichfields.uk

Thames Valley

0118 334 1920

thamesvalley@lichfields.uk

@LichfieldsUK

lichfields.uk