

# **Weycock Cross, Barry**

## **Planning Statement**

**Former Weycock Cross Campus Redevelopment**

Cardiff and Vale College

29 February 2024

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## 1.0 **Introduction**

1.1 This Planning Statement has been prepared by Lichfields on behalf of Cardiff and Vale College ('CAVC'). The Planning Statement accompanies an application seeking outline planning permission for the re-development of the former Cardiff and Vale College Campus at Weycock Cross, Barry for up to 16 dwellings with all matters reserved for determination at a later date with the exception of strategic access.

1.2 This document assesses the key planning issues associated with the proposal and considers the development in the context of national and local planning policy and guidance. This Statement should be read in conjunction with the other documents and plans that form part of the outline planning application:

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

## **Report Structure**

1.3 The document is structured as follows:

- 1 Provides a summary of the consultation undertaken to date (Chapter 2)
  - 2 Provides a description of the wider commercial and political context and reason for the proposal (chapter 3)
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- 3 Description of the site and the surrounding area (Chapter 4);
- 4 Details on the proposed development (Chapter 5);
- 5 A summary of the planning policy context (Chapter 6);
- 6 An appraisal of the main policy issues which relate to this proposal (Chapter 7);
- 7 A summary of the matters for discussion and potential inclusion within a section 106 agreement (Chapter 8);
- 8 A summary of the main conclusions (Chapter 9).

## **Environmental Impact Assessment Considerations**

- 1.4 Consideration has been given to the requirement or otherwise for an Environmental Impact Assessment (EIA) to be undertaken for the proposed development.
  - 1.5 Schedule 2 of the Town and Country Planning (EIA) (Wales) Regulations 2017 sets out thresholds for development above which EIA is more likely to be required.
  - 1.6 A formal screening request was submitted to the Council on 15 December 2023. The accompanying EIA Screening Opinion issued in response by Vale of Glamorgan Council confirms that having considered the details of the proposed scheme and having regard to the criteria/thresholds identified in 10(b) (Column 2) of Schedule 2 of the Regs an Environmental Impact Assessment is not required.
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## **2.0 Consultation**

### **Pre-Application Advice**

- 2.1 A formal pre application enquiry was submitted to Vale of Glamorgan Council on 10 August 2022. Advice was sought for the proposed redevelopment of the site comprising up to approximately 15 dwellings.
- 2.2 Following a meeting to discuss the proposal on 1 November 2022, a formal response from the Council was issued on 22 November 2022.
- 2.3 In respect of the principle of development, the Council expressed some concern owing to the importance of the site to the character of the countryside. This key issue is addressed in Chapter 7.
- 2.4 The response from the Council also provided helpful comments on neighbouring amenity, transport, archaeology, ecology, arboriculture and mineral safeguarding areas. The enclosed submission addresses all key issues identified by the pre-application enquiry robustly.

### **Pre-Application Consultation (PAC)**

- 2.5 As detailed within the accompanying Pre-Application Consultation (PAC) Report Lichfields and the project team undertook the statutory consultation process. The report confirms 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.
- 2.6 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.
- 2.7 Given the feedback received the applicant does not consider that it is necessary to make amendments to the scheme. Detail relating to NRW's relating to mitigating measures has been addressed within the accompanying PAC Report.
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### 3.0 **Cardiff and Vale College**

- 3.1 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.
- 3.2 CAVC has recently secured outline business case approval for a major £100m investment to deliver two new campuses. The first campus at Barry Waterfront 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.
- 3.3 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.
- 3.4 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 the proposed sale of the Weycock Cross (and Colcot Road) sites following planning permission being obtained for its redevelopment for residential purposes.
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## 4.0 **Site Context**

### **Site Description**

- 4.1 The Site is bound by trees, hedgerow and other vegetation on all sides, beyond which are agricultural fields, forming a 'P' shaped area which includes access off the A4226.
- 4.2 The Site includes a group of buildings that were originally constructed as an Isolation Hospital in 1905 and later used as a college campus for Cardiff and Vale College. The Site also comprises various late-20th century buildings, surrounding car parking, historic woodland and a c.180m vehicular driveway providing access between the A4226 and the former campus.

### **Site Location and Surrounding Area**

- 4.3 The Site is located north of Waycock Road (the A4226), Barry, in the administrative area of Vale of Glamorgan Council and approximately 2km to the northwest of Barry Town Centre. The Site is brownfield, comprising the former CaVC Weycock Cross campus and ancillary buildings which are vacant and derelict (apart from the caretaker's house to the west of the Site).
- 4.4 Welsh Hawking Centre and Children's Animal Park is adjacent to the site, albeit the entrance to the site is approximately 390m northwards along Waycock Road. Weycock Solar Farm is approximately 200m north of the site.
- 4.5 Local amenities within 3km include supermarkets (including a Tesco superstore), petrol stations, a primary and two secondary schools, a hospital, pharmacies, cafes, pubs, and restaurants in Weycock Cross and Barry.
- 4.6 Active travel opportunities to the above extensive services and facilities is readily available by way of the segregated cycleway that connects the site access to the built form of Barry.

### **Constraints/Designations**

#### **Environmental (Ecology, Arboriculture, Air Quality)**

- 4.7 The northern, western and southwestern boundaries of the Site are adjacent to the Barry Woodlands Site of Special Scientific Interest ('SSSI'), and the access to the Site connecting to the A4226, crosses this SSSI. The eastern boundary of the Site is also adjacent to the Fferm Walters SSSI and the West of Barry College Site of Importance for Nature Conservation ('SINC').
- 4.8 At the County level, the Cwm Talwg Woodlands Local Nature Reserve (LNR) is located approximately 820m southeast of the Site. Woodland at the east, north and covering the access to the Site to the south is classified as Ancient Semi-Natural Woodland.
- 4.9 The Site does not contain any Tree Preservation Orders ('TPO's').
- 4.10 There are no Air Quality Management Areas in place covering or in proximity to the Site.
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## **Access**

- 4.11 The Site currently benefits from one access point, located along the A4226 (Waycock Road). This is a small, single lane that is partially concreted. This access is covered by the Ancient Woodland (Priority Habitat) and Barry Woodlands SSSI designation, albeit it is developed and currently in use.
- 4.12 The proximity to a main road allows for easy access to local areas and other major road networks by car, as well as ensuring that additional traffic caused by the development will not be noticeable. The Site also boasts excellent public transport, with the nearest bus stop only 600m away.
- 4.13 The location of the Site is also served by a plethora of walking and cycle options. The A4226 has a built-in segregated cycle and pedestrian sidewalk, allowing for residents to commute using a different range of eco-friendly modes of transport. Nearby roads within the settlement boundary close to the Site are also conducive to cycling, as well as several public rights of way (PRoW) and other accessible footpaths throughout.

## **Flood Risk**

- 4.14 The Welsh Government is due to implement a revised TAN15 during 2023. This will be supported by the Flood Map for Planning, which shows how climate change will affect flood risk extents over the next century. However, until such time that TAN15 is updated, existing TAN15 and the accompanying Development Advice Map comprises the current framework for assessing flood risk to and from new development.
- 4.15 According to the Development Advice Maps the entirety of the Site is located in Zone A. This is defined as land that is considered to be at little or no risk of fluvial or tidal/coastal flooding. For completeness, the NRW Flood Map for Planning confirms that the site is not at risk of flooding from rivers or the sea (fluvial).
- 4.16 The Site is largely unaffected by surface water flooding, except for the access at the junction with the A4226. This is attributed to a small watercourse located alongside the A4226.
- 4.17 The above small watercourse is culverted under the access road at the entrance to the Site and flows in a north westerly direction within the SSSI woodland and adjacent to the A4226.

## **Landscape**

- 4.18 The Site is located within the Ridge Slopes Special Landscape Area ('SLA'), however it is not covered by any statutory designations.

## **Heritage and Archaeology**

- 4.19 The site and the immediate surrounding area are free from any statutory or non-statutory heritage designations.
- 4.20 The site is in an area of possible archaeological resource and according to the Council's records there is an archaeological remain within the site. The asset recorded within the site are a group of four extant buildings, constructed as an Isolation Hospital in 1905. These are considered to be non-designated historic assets, rather than archaeological assets.
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- 4.21 The site has been extensively developed including large educational buildings with associated substantial footings and made ground, any potential unrecorded remains are considered to have been disturbed.

### **Mineral**

- 4.22 The site is located within a Mineral Safeguarding Area for Limestone (Category 2) resource, with the possibility for the presence of Category 1 Limestone.

### **Planning History**

- 4.23 A review of the online planning register for Vale of Glamorgan Council provides the planning history of the site. The only historical planning application for the site is a prior notification development application (reference 2012/00012/PND) for the demolition of a single timber framed building (noted as classroom 9). This was approved on 05/04/2012.

## 5.0 **Proposed Development**

5.1 The proposed description of development is as follows:

**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.**

### **Land Use**

5.2 The proposal is for up to 16 dwellings comprising a range of dwelling types on 1.46 hectares of land. The proposed development also includes public open space and sustainable drainage systems.

5.3 The buildings have been unused and deteriorated in condition and it is therefore proposed that they will be demolished. The exception is the two-storey bay fronted building which fronts the existing access road. The proposal is seeking to retain and convert this property into two apartments.

5.4 The proposed development on an indicative basis comprises a variety of house types and sizes ranging from 1, 2, 3- and 4-bedroom homes which will include homes that cater for a range of needs including first time buyers to the elderly. The definitive mix of the proposed dwellings will be determined at reserved matters stage.

5.5 Subject to development viability, 30% of the proposed homes would be affordable in accordance with the development plan. Affordable housing will be integrated into the scheme layout using the same design principles as for the open market housing.

### **Layout**

5.6 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 whilst also considering the key constraints for the site, namely ecology and arboriculture.

### **Access**

5.7 The Access Parameter Plan shows the vehicular/cycle and pedestrian access point from Waycock Road. The existing access, which consists of a single-track road with no pedestrian footpath, would be upgraded to service the site.

5.8 The proposals involve widening the existing road from 3.8m to provide a 5.5m wide carriageway at the junction with Weycock Road. This would narrow to 4.8m heading towards the development (with widening on the bend). A 2.5m shared footway/cycleway will be provided at the access junction and northbound on the access road. Where the access road narrows to 4.8m wide, the shared footway/cycleway will terminate, and a

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pedestrian zone will be provided up to the proposed dwellings . This approach is to ensure that effect on adjoining trees is minimised.

### **Green Infrastructure**

- 5.9 The accompanying Green Infrastructure Plan illustrates the areas of the site designated as Ancient Woodland and a SSSI.
- 5.10 A buffer to the existing woodland edge of 3m is proposed to the north, that would be outside of any rear gardens or area of public use in order to preserve existing trees within the Ancient Woodland. Existing trees and their root protection areas are shown on the Green Infrastructure Parameter Plan, along with trees that are likely to be removed to facilitate access.
- 5.11 A central landscaped area is proposed that can accommodate SuDS, natural and semi-natural green space, amenity green spaces and areas for play whilst providing a pleasant outlook for residential dwellings fronting it.
- 5.12 A landscape buffer of 5m is provided along the eastern site boundary, to provide space between any proposed development and the Fferm Walters SSSI.

### **Drainage**

- 5.13 The surface water drainage strategy includes an extensive network of SuDS, including rain gardens, permeable paving and a detention basin.
  - 5.14 An attenuation-based surface water drainage strategy has been proposed to manage surface water generated from the proposed impermeable surfaces, which will subsequently discharge to the watercourse on site at a controlled rate.
  - 5.15 The SuDS have been designed to also permit the localised interception of rainfall during the smaller storm events.
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## 6.0 **Planning Policy Context**

6.1 This section details the planning policy context for the planning application, describing the Development Plan policies relevant to the consideration of the proposals, as well as providing an account of the prevailing national policy guidance and other documents that represent appropriate material considerations.

6.2 This policy 'framework' is then used as the basis for identifying a range of key planning policy 'themes' across the various policy documents against which this application should be properly assessed, to enable robust conclusions to be drawn on its appropriateness.

### **Development Plan and Material Considerations**

6.3 Section 38(6) of the Town and Country Planning and Compulsory Purchase Act 2004 places a statutory duty on Vale of Glamorgan Council to determine this planning application in accordance with the development plan, unless material considerations indicate otherwise.

6.4 In this case, the statutory development plan comprises:

- 1 Future Wales: The National Plan 2040 (published 24th February 2021); and
- 2 The Vale of Glamorgan Local Development Plan 'LDP' 2011 -2026 and its associated Proposals Map (adopted in June 2017).

### **Vale of Glamorgan Local Development Plan 2011-2026 (LDP)**

6.5 The LDP sets out the local planning context against which the application should be determined unless material considerations indicate otherwise.

6.6 It is considered that the relevant policies within LDP to be:

#### **Strategic Policies:**

- 1 POLICY SP1 – Delivering the Strategy
- 2 POLICY SP3 – Residential Requirement
- 3 POLICY SP4 – Affordable Housing Provision
- 4 POLICY SP7 – Transportation
- 5 POLICY SP9 – Minerals
- 6 POLICY SP10 – Built and Natural Environment

#### **Managing Growth Policies:**

- 7 POLICY MG1 – Housing Supply in the Vale of Glamorgan
  - 8 POLICY MG4 – Affordable Housing
  - 9 POLICY MG7 – Provision of Community Facilities
  - 10 POLICY MG17 – Special Landscape Areas
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- 11 POLICY MG19 – Sites and Species of European Importance
- 12 POLICY MG20 – Nationally Protected Sites and Species
- 13 POLICY MG21 – Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Site and Priority Habitats and Species
- 14 POLICY MG22 – Development in Minerals Safeguarding Areas

### **Managing Development Policies**

- 15 POLICY MD1 - Location of New Development
- 16 POLICY MD2 - Design of New Development
- 17 POLICY MD3 - Provision for Open Space
- 18 POLICY MD4 - Community Infrastructure and Planning Obligations
- 19 POLICY MD6 - Housing Densities
- 20 POLICY MD7 - Environmental Protection
- 21 POLICY MD8 – Historic Environment
- 22 POLICY MD9 - Promoting Biodiversity
- 23 POLICY MD12 – Dwellings in the Countryside

### **Supplementary Planning Guidance**

6.7 The LDP is supported by a number of SPGs that cover a range of topics. The following SPGs are of relevance:

- 1 Affordable Housing (2022)
- 2 Biodiversity and Development (2018)
- 3 Minerals Safeguarding (2018)
- 4 Parking Standards (2019)
- 5 Planning Obligations (2018)
- 6 Residential and Householder Development (2018)
- 7 Sustainable Development (1996-2011)
- 8 Travel Plan (2018)
- 9 Trees, Woodlands, Hedgerows and Development (2018)

### **Future Wales: The National Plan 2040**

6.8 Future Wales: The National Plan was published in February 2021. The document forms the national development framework, setting the direction of travel for development in Wales to 2040. It forms part of the development plan and, amongst other things, provides a strategy for spatial planning and urban growth and regeneration. The policies of relevance are:

- 1 Policy 1 – Where Wales will grow
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- 2 Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking
- 3 Policy 3 – Supporting Urban Growth
- 4 Policy 7 – Delivery Affordable Homes

## **Planning Policy Wales (Edition 11) (‘PPW’)**

6.9 National planning policy for Wales is set out within Edition 11 of Planning Policy Wales (‘PPW’), which was last updated in February 2021, and is also a material consideration. The overarching aim of PPW is to deliver sustainable development in line with the Well-being of Future Generations Act. Those chapters of PPW that are of particular relevance to the proposed development are set out below:

- 1 Chapter 2 – People and Places: Achieving Well-being through Placemaking
- 2 Chapter 3 – Strategic and Spatial Choices;
- 3 Chapter 4 – Active and Social Places; and
- 4 Chapter 6 – Distinct and Natural Places

## **Technical Advice Notes (‘TANs’)**

6.10 PPW is supported by a series of TANs that cover a range of planning matters. TANs of most relevance are identified below;

- 1 Technical Advice Note 2 – Planning and Affordable Housing (2006)
- 2 Technical Advice Note 5 – Nature Conservation and Planning (2009)
- 3 Technical Advice Note 12 – Design (2016)
- 4 Technical Advice Note 18 – Transport (2007); and
- 5 Technical Advice Note 24 – The Historic Environment (2017)

## **Replacement Local Development Plan**

6.11 The Vale of Glamorgan council is in the process of preparing a replacement Local Development Plan. Consultation on the ‘Preferred Strategy’ commenced on 6 December 2023 for a 10 week period. On adoption, the replacement LDP will replace the current LDP and will cover the period 2021-2036.

6.12 The ‘Preferred Strategy’ is a relatively early stage in the plan preparation process and seeks to set out a Vision for the council area by identifying issues and objectives and a broad spatial strategy for growth. It can only be afforded limited weight at this stage.

## **Key Policy Considerations**

6.13 A review of the policy framework has identified four key policy tests that need to be considered in determining the enclosed planning application.

6.14 The key policy tests are as follows:

- 1 Is the principle of the proposed development acceptable?
  - 2 Do the design principles embody good placemaking?
-

3 Does the development meet Transport and Accessibility Requirements?

4 Does the development conserve and enhance the natural environment?

6.15

Other policy considerations are as follows:

1 Is the development acceptable in terms of flood risk, water capacity and quality matters?

2 Does the development conserve and enhance the historic environment?

3 Does the development deliver energy and sustainability benefits?

4 Is the development acceptable in terms of Mineral Safeguarding Areas?

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## 7.0 **Policy Assessment**

### **Is the principle of the proposed development acceptable?**

#### **Use of Brownfield Land**

- 7.1 National and local planning policy promotes the reuse of previously developed land and states that, wherever possible, brownfield sites should be used in preference to greenfield sites as their re-use will promote sustainability objectives.
- 7.2 Whilst the site is located outside of the settlement boundary, it has been previously developed and is currently underutilised. The redevelopment of this site would therefore accord with PPW's preference for the reuse of previously developed land, especially sites that would promote sustainability objectives. The location of the site presents excellent opportunities to promote these, with its close proximity to local and strategic public transport routes, as well as the delivery of quality new housing that meets current design standards.

#### **Principle of Residential Development**

- 7.3 The site is not allocated for development within the LDP, nevertheless, Policy MG1 'Housing Supply in the Vale of Glamorgan' establishes that in order to meet the Council's housing requirement there is a need for development of unallocated windfall sites in sustainable locations. Supporting text to Policy MG1 indicates that windfall sites are expected to make a significant contribution to the overall housing supply in the Vale, with 840 dwellings projected to be delivered through this mechanism over the plan period (up to 2026).
- 7.4 The redevelopment of the site would constitute the delivery of an appropriate windfall opportunity, on a brownfield site, in a highly sustainable location and in an existing predominantly residential area (Barry).
- 7.5 Whilst the site is outside of the settlement boundary the adopted LDP does not restrict development to only those locations within settlement boundaries. Policy MD1 ('Location of New Development') supports development proposals on unallocated sites subject to meeting the following criteria.

#### **Have no unacceptable impact on the countryside**

- 7.6 Whilst the site is considered to be within the countryside from a planning perspective it lacks the normal characteristic of a countryside location. It is not greenfield, it is not rurally located or disconnected from an existing settlement, and it is not used for agricultural purposes.
- 7.7 The site is not countryside in the true sense of the word and clearly aligns with the PPW emphasis on focusing development on brownfield land. The proposed development is based on a thorough understanding of the ecological as well as visual and landscape characteristics of the site. Key technical matters are discussed in further detail below, but it
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is on this basis that we believe that the proposals would not present an unacceptable impact on the countryside.

**Reinforce the role and function of the key settlement of Barry as a key provider of commercial, community and healthcare facilities;**

- 7.8 The proposals for the Site are consistent with the role and function of Barry as a 'Key Settlement' that has strong sustainability credentials. The site is approx. 700m away from a large co-op food store and approx. 1.7km from Whitmore High School and 2.7km from Barry Hospital. The site is also approx. 700m north of Weycock Cross Bus Stop.

**In the case of residential development, support the delivery of affordable housing in areas of identified need;**

- 7.9 Subject to development viability, the proposal seeks to be policy compliant in respect of the provision of affordable housing at 30% (specific to Barry).

**Have access to or promote the use of sustainable modes of transport;**

- 7.10 The site is located on the north-western periphery of Barry and is a short distance away from some of the existing residential areas, via walking and cycling routes providing access to facilities and amenities.
- 7.11 A shared segregated foot/cycleway measuring 2.5 metres wide is provided along the length of Weycock Road on the western side of the carriageway. A signalised pedestrian crossing is with dropped kerbs and tactile paving is provided on the western arm of the A4226 roundabout.
- 7.12 The site can be accessed on foot from Weycock Road, by the shared foot/cycleway which is provided along the length of Weycock Road on the western side of the carriageway. A pedestrian crossing will be provided on Weycock Road, to the north of the site access junction. This will take the form of an informal pedestrian crossing, with dropped kerbs and tactile paving provided.
- 7.13 The nearest bus stop to is located at Weycock Cross, on Port Road West and is approximately 600 metres to the southeast. Bus Service number 304 serves the site. The bus stop at Weycock Cross includes a layby and is equipped with a bus shelter, timetable information and seating.

**Benefit from existing infrastructure provision or where necessary make provision for new infrastructure without any unacceptable effect on the natural or built environment;**

- 7.14 All physical and social infrastructure requirements generated by the proposed development, where necessary and appropriate, would be met in accordance with Policy MD1. However, it is important to highlight that the site is located sustainably and well connected to maximise active travel opportunities to existing community services and facilities.
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**Where possible promote sustainable construction and make beneficial use of previously developed land and buildings;**

- 7.15 The accompanying Energy Statement outlines that the development will be designed with a fabric first approach to maximise the buildings efficient and to comply with the relevant national regulations. The energy statement has undertaken Dwelling Emission Rating (DER) and Building Primary Energy calculations, both of which show the proposed dwellings will comply with Criterion 1 of Part L: Volume 1 2022.
- 7.16 As noted previously, the site is laid to hard standing and comprises several degraded and vacant buildings. It is therefore proposed that all buildings, with the exception of the bay fronted two storey building, will be demolished and rebuilt. The redevelopment and change of use to residential use is considered to be making beneficial use of previously developed land.
- 7.17 The PPW provides national sustainable placemaking outcomes which includes making best of resources. A key part of ‘making best use of resources’ is to prioritise the use of previously developed land and existing buildings.
- 7.18 Vale of Glamorgan Council’s most recent Annual Monitoring Report (AMR) highlights that the Council has delivered 5,688 dwellings to date which is less than the 2022 trajectory target of 6,156 dwellings, a shortfall of 468. Planning Policy Wales aims to tackle the shortage of homes and assist in ensuring that the Local Authority’s housing land supply is maintained, in line with LDP policies SP3, SP4, and MG1.
- 7.19 There is a clear need for housing within Vale of Glamorgan and this proposal is presenting the optimisation of a vacant brownfield site in a sustainable location. The previously developed nature of the site with several structures’ present on-site means that the physical effects of development are present on site. Sensitive redevelopment proposals present an opportunity for betterment which is a material consideration.
- 7.20 The important role that the proposed redevelopment plays in facilitating the delivery of two new education buildings that are aligned with growth and regeneration objectives of the adopted LDP and emerging LDP is also a material consideration.

**Provide a positive context for the management of the water environment by avoiding areas of flood risk**

- 7.21 According to the Development Advice Maps, the entire site is located in Zone A. This is defined as land that is considered to be at little or no risk of fluvial or tidal/coastal flooding.
- 7.22 According to the Natural Resources Wales Flood Map for Planning, the site is unaffected by flooding from rivers and the sea. It is also largely unaffected by surface water flooding, except for the site access at the junction with Weycock Road. This is attributed to a small watercourse located alongside Weycock Road.
- 7.23 The surface water drainage strategy includes an extensive network of SuDS, including rain gardens, permeable paving and a detention basin.
- 7.24 An attenuation-based surface water drainage strategy has been proposed to manage surface water generated from the proposed impermeable surfaces, which will subsequently discharge to the watercourse on site at a controlled rate.
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7.25 The SuDS have been designed to also permit the localised interception of rainfall during the smaller storm events. There is a culvert beneath the access road. The applicant will ensure there is appropriate measures in place to ensure it is well maintained and clear of debris. Pro-active management of the site, including the culverts around it provides a positive context for water management for the whole site.

7.26 The drainage strategy is subject to detailed drainage design and SAB full application, prior to construction.

### **BMV and Community Facilities**

7.27 The loss of best and most versatile agricultural land is not a key consideration in this instance owing to the application site being previously developed and not forming part of a working farm.

7.28 It would also not be appropriate to promote new enterprises, tourism and community facilities in addition to residential development on this constrained site.

### **Principle of Development Conclusion**

7.29 This proposal represents a valuable opportunity to deliver bespoke homes in close proximity to Barry, the main settlement within Vale of Glamorgan as windfall development. Through providing a range and choice of housing to meet the needs of all sectors of the community, adherence to all criteria within LDP policy MG1 and MD1 is demonstrated. Further, the affordable requirements of LDP policy MG4 will be met, subject to development viability.

7.30 For these reasons, it is considered that the principle of residential development of this site is firmly established.

### **Do the design principles embody good placemaking?**

7.31 Policy MD2 of the Council's LDP refers to all new development. One of the key requirements of this policy states that new development will be permitted where the proposed development is *"(1) of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment and protects existing features of townscape or landscape interest and (2) responds appropriately to the local context and character of neighbouring buildings and uses in terms of use, type, form, scale, mix, and density;"*, this is supported by Planning Policy Wales (Edition 11) and TAN12- Design (2016).

### **Layout**

7.32 The indicative layout has been produced to demonstrate the potential of the Site and to understand the most appropriate design solution following site and context analysis and identification of the opportunities and constraints.

7.33 The indicative layout responds to the surrounding topography and landscape features. The proposed central public space provides amenity space and equipped play provision for prospective residents, providing a pleasant outlook for homes and contributing to a sense of place. The layout provides natural surveillance of streets and spaces from dwellings and private and public spaces are clearly distinguishable.

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- 7.34 The accompanying parameter plans have been refined since the pre-application engagement with the Council. The Council raised concerns with regards to the potential impact on the open countryside, as well as the potential amenity impact on neighbouring residential properties, ecology, highways issues and flood risk. Following these comments, and technical input from the design team (ecologist, arboriculturalist, highways and drainage), several iterations of the layout were considered to minimise impact.
- 7.35 It is considered that the current proposal is sympathetic to its surroundings whilst providing a sustainable solution for the redevelopment of the former college campus as residential use, within a walkable location from local services located at Weycock Cross.

### **Design/Visual Impact**

- 7.36 The Site is located within the Ridge Slopes Special Landscape Area (SLA) designation, which seeks to retain its rural character and appearance as per policy MG17. Given the ecological and visual value of the site, Policy SP10 is also relevant. The policy seeks to ensure development preserves and where appropriate enhance the built and natural environment and heritage of the Vale of Glamorgan.
- 7.37 Detailed design is a matter to be addressed at reserved matters stage. However, it is considered that the dilapidated and redundant buildings currently detract from the SLA. The replacement of degraded, vacant buildings and service areas with high quality, residential development would have a positive effect upon the character of the site and provide betterment to the locality.
- 7.38 As noted within the LVIA, there are no available clear, publicly accessible views of the Site from the immediate vicinity or from more distant vantage points. The Site is visually contained as a result of topography and surrounding woodlands and established planting. There may be views from the upper storeys of properties overlooking Port Road (West) however development of the site would be contained and as such, whilst such receptors may be subject to a limited degree of change to their views, this would be at distance and as such any effect would be negligible.
- 7.39 In terms of landscape character, the Site lies within the Dyffryn Basin and Ridge Slopes Special Landscape Area. The urban edge of Barry is highlighted as a detractor to the character of the SLA, and the golf course is identified as having 'significantly modified the landscape character. As such the sensitivity of landscape receptors to the southern end of the SLA are limited.
- 7.40 The Site was initially developed as an Isolation Hospital at the start of the 20th Century, changing to an education use when the hospital became obsolete. As such it is an established part of the existing SLA. In conclusion, its redevelopment would have no effect upon the characteristic mosaic of pastoral fields and dispersed woodlands.

### **Density**

- 7.41 Policy MD6 provides clear density criteria for residential development in key settlements and rural settlements, but none for development outside of the settlement boundary. However, it notes that lower density levels (below 25 per hectare) may be permitted where it can be demonstrated that:
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- 1 Development at the prescribed densities would have an unacceptable impact on the character of the surrounding area; or
- 2 Reduced densities are required as a result of significant site constraints or to preserve a feature that would contribute to existing or future local amenity;

7.42 The size of the site is 1.46 hectares, with a net developable area of 0.77 ha, meaning a net density of 21 dwellings per hectare (dph). Given the ecological constraints, brownfield nature and its rural setting the proposal is considered acceptable in respect of density.

### **Placemaking**

7.43 The proposed development stands as a testament to thoughtful planning and the embodiment of placemaking principles outlined in PPW. The proposal for this development aims not only to meet the growing demand for housing but also to create a harmonious, people-centred environment whilst preserving the ecological and landscape qualities of the site.

7.44 The parameter plans present the opportunity to focus on the key placemaking principles detailed within PPW. The layout encourages community cohesion by providing a green focal point in the centre of the site. Proximity to local businesses, services and cultural amenities will further enhance the convenience and attractiveness of the site, ensure everyone can live, work, travel and play in a way that supports good physical and mental health.

7.45 In response to the above policy considerations, the Design and Access Statement submitted alongside this application considers the design issues in full. The proposal is seeking to a cohesive and attractive urban environment, with an emphasis placed on green infrastructure and a pedestrian-friendly environment. The proposal is therefore considered to adhere to the principles outlined in Planning Policy Wales and local policies, MD2 and MD5.

### **Does the development meet Transport and Accessibility Requirements?**

7.46 The general basis of national and local policy in relation to transport accessibility is to ensure that new developments do not have an unacceptable impact on the existing highway network and to locate new development so that it is accessible by a choice of means of transport.

7.47 Chapters 3 (Paragraph 3.12) and 4 (Paragraph 4.1) of PPW aim to reduce the need to travel, especially by private car, by locating development where there is good access by public transport, walking and cycling. Community safety, access and inclusivity are also key concepts of good design. PPW also supports the location of development near other related uses to encourage multi-purpose trips and reduce the length of journeys.

7.48 Policy MD 1 sets out the framework for future development to take place on unallocated sites within the Vale of Glamorgan. New development will be directed to those locations that are accessible by sustainable transport and reduce dependence on the private car which will ensure the efficient use and reuse of land and buildings and effectively manage important resources.

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- 7.49 Responding to the above policy, the Transport Statement concludes that the Site is well located and provides opportunities for good connectivity with the mobility networks, including walking, cycling, public transport, and road, providing access by a choice of means of transport.
- 7.50 The development proposals align with transport related planning policies at a local and national level. The Site is located within a 10–15-minute walk from the local bus stops providing access to a range of local destinations as well as connectivity to Cardiff. Barry railway station is located a 35-minute walk from the site or a 16-minute cycle, while a range of employment, retail, education, and health facilities are located within a convenient walking/cycling distance from the site.
- 7.51 A review of Personal Injury Collision data has been undertaken for the most recently available 5-year period (2018-2022 inclusive). The PIC analysis demonstrated that there were no trends or existing highway safety issues that could be exacerbated by the proposed development.
- 7.52 Policy MD 3 sets out the key principles that developers should consider in respect of design, amenity and access which together contribute to attractive, safe and accessible environments.
- 7.53 The proposed development will be accessed via the existing access road from Weycock Road which has been redesigned to accommodate vehicles associated with the proposed residential development. The existing junction will be modified to accommodate a standard priority junction on Weycock Road.
- 7.54 The junction will be improved to provide a 5.5m wide carriageway at the junction with Weycock Road and will narrow to 4.8m wide heading towards the development (with widening on the bend). A 2.5m shared footway/cycleway will be provided at the access junction and northbound on the access road. Where the access road narrows to 4.8m wide, the shared footway/cycleway will terminate, and a pedestrian zone will be provided up to the proposed dwellings.
- 7.55 The site can be accessed on foot from Weycock Road, by the shared foot/cycleway which is provided along the length of Weycock Road on the western side of the carriageway.
- 7.56 A pedestrian crossing will be provided on Weycock Road, to the north of the site access junction. This will take the form of an informal pedestrian crossing, with dropped kerbs and tactile paving provided.
- 7.57 An assessment of trip generation has been undertaken using the industry standard TRICS database and reflecting the proposed land uses. The development is forecast to generate 10 two-way vehicle movements in the AM peak (08:00 – 09:00) and 8 two-way total vehicle movements in the PM peak (17:00 – 18:00) respectively. However, due to the existing use at the site, a net trip generation exercise has been undertaken which demonstrates that there would be a reduction in vehicle trips in the AM peak period and no increase in vehicle trips in the PM peak period. The traffic impact of the proposed development on the local highway network will be negligible.
- 7.58 It is therefore clear that the proposed development will deliver safe access and is therefore in accordance with the principles of Policy MD1 and MD3.
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- 7.59 It is vitally important to highlight that whilst the campus is not currently used, it is capable of being brought back into beneficial use for educational purposes with a significant transportation effect – this fallback position from a transportation perspective is a material planning consideration.

## **Does the development conserve and enhance the natural environment?**

- 7.60 Policy SP10 emphasises the preservation and enhancement of the diverse built and natural environment and heritage of the Vale of Glamorgan. This includes protecting the architectural and historic qualities of buildings and conservation areas, historic landscapes, parks, gardens, the Glamorgan Heritage Coast, sites designated for nature conservation, and important archaeological and geological features.
- 7.61 Policy MD9 echoes this and requires new development proposals to prioritise conserving and enhancing biodiversity interests, except when it can be demonstrated that the need for the development significantly outweighs the biodiversity value of the site; and the impacts of the development can be satisfactorily mitigated and managed through appropriate future management regimes.
- 7.62 Policies MG19, MG20 and MG21 builds upon these policies and provides further protection to Sites and Species of European Importance and nationally protected sites and species.

### **Stepwise Approach**

- 7.63 It is also important to acknowledge the proposed changes to the PPW which seeks to bolster the policy relating to net benefit for biodiversity and the resilience of ecosystems and to strengthen policy on designated sites. Part of this includes the introduction of a step-wise approach to biodiversity. It requires development proposals to follow the below sequence specifically in respect of biodiversity:
- 1 Avoid
  - 2 Minimise
  - 3 Mitigate
  - 4 Compensate
- 7.64 It is acknowledged that the first stage – avoid – requires an alternative site search. However, it is considered that this is only required when the proposal site has a particularly high biodiversity value and needs to be balanced against other policy considerations i.e., a proportionate approach should be applied. Namely, the fact that the proposal site comprises previously developed land, presents strong sustainability credentials and the absence of ecological value – these are discussed in further detail below.

### **Key Ecological Features/Receptors**

- 7.65 The key ecological features/receptors pertinent to the development proposals, based on the EDP survey findings are set out below in table 1.
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Table 1: Key Ecological Features

Feature	Key Attributes	Ecological Importance
<b>Statutory Designated Sites</b>		
Severn Estuary SAC, SPA and Ramsar	Offsite, 9.2km east Designated for presence of Annex I habitats and Annex II fish species and internationally important numbers of migratory birds.	International
Barry Woodlands SSSI	The access road of the Site is situated within the boundaries of this designation. The SSSI comprises 14 separate semi-natural broadleaved woodland blocks	National
Fferm Walters SSSI	Offsite, but adjacent to eastern Site boundary. Designated for species-rich neutral grassland	National
<b>Non-Statutory Designated Sites</b>		
Ancient Semi-natural Broadleaved Woodland	The access road and the habitat encompassing the north and western boundaries of the Site are designated as ASNW.	County
West of Barry College SINC	Offsite, adjacent to east. Lowland meadow.	County
Walters Farm SINC	Offsite, 150m south east. Lowland meadows.	County
North West of Welsh Hawking Centre SINC	Offsite, 300m north. Lowland mixed deciduous woodland.	County
Sutton Road SINC	Offsite 1km north-west. Lowland mixed deciduous woodland	County
Land north of Blackton Farm SINC	Offsite, 1.4km west. Wet grasslands and tall swamp.	County
<b>Habitats</b>		
Broadleaved Semi Natural Woodland	Onsite/Offsite. Woodland block W1 is entirely within the Site and W3 and W4 are partially within the Site (overlap the access road on either side). W2 is outside of the Site, but within the land ownership boundary and included for context.	County-National (owing to statutory and non-statutory designations)
Unimproved neutral grassland	Onsite. Seven small areas of unimproved grassland. Labelled as NG1 to NG7 on Plan EDP 1, represent a species-rich neutral grassland sward which collectively would qualify for SINC status.	Local

Feature	Key Attributes	Ecological Importance
Running Water	Flows north-west along the southern boundary of the site	Site
<b>Species</b>		
Breeding Birds	Broadleaved woodland, dense scrub/shrub/buildings provide suitable nesting habitat, albeit limited in extent within the Site.	Site, but legally protected
Roosting Bats	Confirmed bat roosts for soprano pipistrelle, Myotis sp, and brown longeared bats within buildings B3-B7.	Local
Foraging/Commuting Bats	A minimum of eight species recorded using the Site for foraging and commuting.	County
Otter	Woodland provides suitable cover for this species whilst watercourse along southern boundary facilitates dispersal of this species.	Site
Other mammal species	The Site offers suitable albeit limited foraging and breeding habitats for hedgehog, polecat and harvest mouse albeit limited in extent within the Site.	Site (Priority Species)
Common Reptiles and Amphibians	The Site offers suitable terrestrial habitat for common and widespread reptiles and amphibians.	Site, but legally protected

Source: EDP Ecology Report

### Severn Estuary SAC, SPA and Ramsar

- 7.66 The site comprises previously developed land dominated by hardstanding and is sufficiently distant from the Severn Estuary such that no impacts associated with habitat loss, air quality and disturbance are anticipated.
- 7.67 All contamination, either through construction activities and/or occupation of new residents, will be suitably addressed through a CEMP during construction or sensitive drainage features such as rain gardens and attenuation basin during operation. Rain gardens are to incorporate new planting including native species and flowering shrubs which provide a new foraging resource for breeding birds, bats and invertebrates whilst the attenuation basin is to be seeded with a species-rich grassland mix, providing additional foraging opportunities to wildlife.

### **Barry Woodlands SSSI**

- 7.68 The SSSI comprises a series of fourteen separate semi-natural broadleaved woodland blocks covering 120ha in total, across two groups circa 3km apart. The SSSI is recognised for its species-rich ground flora community in particular.
- 7.69 The boundaries of the access road and woodland parcels adjacent to the site are covered by this designation. Whilst the vast majority of designated woodland will be retained, there will be some erosion of the woodland edge with the access road following its proposed widening.
- 7.70 This will require the removal of up to 6 trees combined with loss of the underlying ground flora community. The western edge of the access road which will experience comparatively more tree loss than the eastern side is dominated by a dense bramble scrub community with this area subject to frequent disturbance by cutting to maintain low scrub/shrub community directly beneath the electricity lines which traverse this area. A ground flora community is relatively species-poor here.
- 7.71 PPW states SSSIs can be damaged by developments within or adjacent to their boundaries, and in some cases, by development some distance away. There is a presumption against development likely to damage a SSSI. However, in this instance given the limited extent of proposed habitat loss combined with the generally poor condition of this habitat within the development footprint, such habitat losses are not considered significant and would be unlikely to result in a deterioration in the favourable conservation status of the wider SSSI.
- 7.72 However, to compensate for the proposed loss whilst further protecting habitats associated with statutory designations from degradation/disturbance in the long-term, new native woodland, shrub and hedgerow planting is proposed around the northern and eastern extents of the proposed development area the integrity of retained habitat boundaries and offsetting development from mature vegetation.
- 7.73 This will be combined with new tree planting within the development area integrating built development with the surrounding woodland landscape. In accordance with updates to National Planning Policy for Chapter 6 of PPW Wales, new tree planting will be provided at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost.
- 7.74 Other recommendations as set out in the EDP Ecological Appraisal will be followed:
- 1 Topsoil from the construction footprint of the access road to be translocated to proposed woodland habitat creation areas;
  - 2 Removal of invasive non-native trees and shrubs;
  - 3 Tree protection fencing;
  - 4 Sensitive long-term management of retained woodland habitat within the Site; and
  - 5 Ecological sensitive lighting scheme.
- 7.75 All of the above can be secured by an appropriately worded conditions that include the delivery of a Landscape Ecological Management Plan (LEMP) and a Construction Environmental Management Plan (CEMP).
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- 7.76 Subject to the implementation of the measures summarised above impacts on statutory designations can be avoided or reduced to insignificant levels, such that the development can be delivered in accordance with relevant legislation and planning policy whilst the favourable conservation status of Barry Woodlands SSSI in particular can be retained.

### **Non-statutory Designations**

#### **Ancient Semi-Natural Woodland (ASNW)**

- 7.77 Woodland parcels within the Site and wider land ownership boundary are designated as ASNW. As discussed above in relation to statutory designations, there will be some erosion of the woodland edge adjacent to the access road following its proposed widening. Specifically, the removal of up 6 trees combined with loss of the underlying ground flora community.
- 7.78 As noted within the ecological appraisal, the ANSW designation overlaps with the existing access road and northern peripheries. These areas have been re-developed with subsequent disturbance and lost mature tree specimens associated with their footprint of the access road and any vascular, lower plant and fungal communities associated with the ground layer and topsoil.
- 7.79 Therefore, in respect of the minor losses proposed, restricted to habitats that have previously been redeveloped and degraded to accommodate historical development of the site, such impacts are not considered significant.

#### **SINC**

- 7.80 With respect to West of Barry College SINC, this lies directly adjacent to the eastern boundary of the site whilst Walters Farm SINC lies 150m south-east. Overall and given these non-statutory designations overlap with the boundaries of Barry Woodlands SSSI and Fferm Walters SSSI located offsite, those mitigation measures provided in relation to statutory designations remain relevant and subject to these measures, impacts on non-statutory designations, including the Ancient Woodland, will be avoided or reduced to insignificant levels.

#### **Habitats**

- 7.81 Within respect to habitats on-site, the Site is dominated by hardstanding and buildings considered to be of negligible ecological importance. Semi-natural habitat of greater importance include broadleaved woodland (areas of which are designated as Ancient Seminaturl Woodland) which are predominantly associated with the boundaries of the Site and unimproved neutral grassland, small areas of which were recorded in association with the frontage of onsite buildings.
- 7.82 Inherent with the Landscape Masterplan, is the proposed creation of grassland and woodland habitat to compensate for loss combined with the enhancement of retained habitat features to deliver a net benefit to biodiversity. In addition to those measures described above in relation to statutory designations, the following additional habitats are proposed in association with the built development footprint:

- 1 The proposed seeding of the attenuation basin and swales with a wildflower wetland meadow mix and aquatic/marginal species of value as a foraging resource for protected and notable species;
- 2 The planting of native and/or ornamental shrubs within proposed rain gardens to provide additional benefits to biodiversity as well as visual amenity; and
- 3 The inclusion of grassland habitat around the edges of new buildings and within public open space. It is recommended this is seeded within a species-rich lawn mixture.

7.83 This will be combined with the sensitive management of retained and newly created habitats and features in order to increase their resilience and mitigate long-term disturbance effects.

7.84 Subject to implementation of the mitigation above and in relation to statutory and non-statutory designations and habitats, including implementation of a sensitive lighting strategy and pollution control methodologies, it is considered that any detrimental impacts upon habitats can be adequately mitigated.

### **Species**

7.85 With respect to protected and notable species the site provides suitable habitat for breeding birds, bats, [REDACTED], otter, common reptiles/amphibians and priority mammals such as European hedgehog. In addition, a number of soprano pipistrelle, Myotis sp., and brown long-eared summer day/transitional roosts were identified onsite.

### **Breeding Birds**

7.86 The habitat protection measures described above will avoid harm to breeding birds present within retained habitats. However, some removal of habitats, which are capable of supporting nesting birds, including the buildings, scrub and standard trees will be required to facilitate development.

7.87 Although some semi-mature trees and shrubs will be affected, the majority of woodlands will be retained. Despite concerns about disturbance during construction and operation, the impact on breeding birds is considered limited, given the overall importance of the breeding bird assemblage onsite. Further enhancement of bird nesting opportunities is also proposed through installation of bird boxes on the new building and should include a range of makes and models to provide different nesting opportunities for different species.

### **Bats**

#### **Impact on Roosting Bats**

7.88 Buildings B3-B7 (see EDP Bat Roost Surveys – Buildings Plan) identified as low status summer day roosts for bats, will be impacted, resulting in a loss of locally important roosts. Remaining buildings (B1 and B2) show low-moderate potential for roosting bats, but dusk emergence surveys, found no evidence of roosting bats.

7.89 Trees with moderate-high bat roost potential will be retained, but construction-related disturbances could impact roosting and breeding sites. However, given that such impacts

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will most likely be confined to daylight hours, no significant negative effects are considered likely to arise.

### **Impact on Foraging/commuting bat assemblage**

7.90 With respect to a foraging/commuting bat assemblage, those habitat creation measures detailed above in relation to statutory designations, habitats and breeding birds will provide adequate compensation for minor losses arising across the Site. Sensitive lighting will be implanted throughout construction and the operational phase.

7.91 Subject to the implementation of those key mitigation measures detailed above no significant detrimental impacts upon the roosting and foraging/commuting bat assemblage utilising the Site are considered likely to arise.

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7.92 Due to the mobility and widespread nature of ██████████ in addition to the presence of foraging habitat, a prior survey of the site by a suitably qualified ecologist will be undertaken prior to the commencement of construction or site clearance works as per the EDP recommendations to determine whether any ██████████ have been established during the interim period.

### **Otters**

7.93 The widening of a watercourse for the proposed access road may result in the loss of bankside habitat, potentially disturbing adjacent habitat. Despite no evidence of otters during surveys, indirect disturbances during construction, such as light spill, could affect otter behaviours. Concerns include increased runoff from the site affecting water quality, potentially leading to adverse effects on the freshwater ecosystem and otter foraging resources.

7.94 An ECMS will contain measures to physically protect retained aquatic and riparian habitats outside of the construction footprint through the establishment of EPZs and implementation of construction works in accordance with relevant pollution prevention guidelines.

7.95 Subject to implementation of the above mitigation and that previously discussed in the likely residual effects are considered negligible.

### **Reptiles, Amphibians, and other Mammals**

7.96 Given the limited potential of the Site to support low numbers of common reptiles, common amphibians and other mammals, a precautionary approach to habitat clearance will be implemented. The precautionary measures are detailed within paragraph 5.48 of the EDP appraisal. There will be additional measures to protect European hedgehog during construction.

7.97 Further enhancements for European hedgehog at the Site can be achieved through creation of hibernacula and deadwood log piles within south facing habitat and/or within the natural/informal greenspace areas.

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- 7.98 The mitigation and enhancement measures outlined above will ensure that effects upon reptiles and common amphibians, if present in the locality, are avoided/minimised with an overall positive increase in the availability of suitable habitat across the Site.

### **Ecology Summary**

- 7.99 Given the small scale of the development proposals which seeks to re-purpose previously developed land and subject to implementation of the above mitigation in full, the scheme is capable of maintaining the integrity of notable ecological features, in addition to complying with relevant wildlife legislation and planning policy in respect of protected species occurring/potentially occurring onsite.
- 7.100 EDP has provided specific proposals within the Ecological Appraisal for the avoidance, mitigation and compensation of any predicted impacts including the retention, protection and enhancement of those designations and features of ecological importance as far as possible, combined with the long-term management of retained habitats and creation of new habitat features within the Site.
- 7.101 In respect of Barry Woodlands SSSI and the Ancient Woodland, although there will be some tree removal and land take within the boundaries of these designations to widen an existing road, such losses have been minimised as far as possible with land take limited to existing areas of heavily degraded habitat. In addition to compensation of direct tree and habitat loss through new habitat creation including tree planting, there remain opportunities to deliver positive benefits to the condition of the designations through sensitive long-term management of retained woodland habitat within the Site and wider land ownership strategy and removal of non-native species.
- 7.102 It is therefore considered that the proposed development accords with the principles outlined with the PPW and local planning policies (SP10, MG9, MG19, MG20 and MG21).

### **Arboriculture**

- 7.103 The Trees, Woodlands, Hedgerows and Development SPG (adopted 2018) sets out that development should safeguard existing mature trees and hedgerows. Similarly, it advises that new development should seek to enhance existing tree stock through the introduction of newly planted trees and hedgerows.
- 7.104 The enclosed Tree Survey, Categorisation & Constraints Report confirms that significant tree cover is restricted to the woodlands surrounding the site, with only immature self-seeded trees and planted amenity trees found within the site itself. The survey recorded no Category A Trees on the site. The survey recorded six individual Category B trees, together with trees within three woodland areas and within seven tree groups, all recorded as Category B. The remaining trees were considered to be of little arboricultural or visual merit, or were in poor condition – Categories C and U.
- 7.105 The main elements of value are the six individual Category B trees together with the trees within woodlands W1, W1a and W2 and groups G1, G2, G3, G4, G5, G9 and G10, that are also categorised as Category B.
- 7.106 The Green Infrastructure Parameter Plan shows the trees affected by the proposals.
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- 7.107 Within the northern part of the site these have been limited to Category C and Category U trees, none of which lie within the Ancient Woodland.
- 7.108 It is proposed that a total of six trees would be removed within the southern part of the site to facilitate access including; one within tree group G2 (CatB2); tree T11 (CatU) which is noted as 'dead' within the aboricultural survey; one within tree group G3 (CatB2); trees T15 (CatC2 Austrian Pine) and T16 (CatU Common Ash) and; an unnamed tree within woodland W1b (CatB2,B3). Further investigation will be required to determine the potential effect of the detailed proposals for the driveway on tree T18. Works are likely to be required to select trees along the driveway to lift their crowns to accommodate taller vehicles.
- 7.109 In order to limit impact upon the existing trees, ASNW and SSSI, the driveway has been designed to a minimal width and includes a section of shared surface to further minimise land take. However, it is accepted that there will be a minimal loss of trees within the Ancient Woodland.
- 7.110 The proposed development has sought to retain and integrate existing trees and hedgerows wherever possible to provide screening, an attractive setting for the development, biodiversity enhancement and amenity for future users of the site. Additional planting is proposed including the use of native trees, hedgerow, shrubs, grassland and wildflower planting. This will mitigate the removal of trees as well as other vegetation required to facilitate the development.
- 7.111 As outlined within the Landscape Masterplan new trees, hedgerows and planting will be of native or semi-native species and will be in keeping with the character of the surrounding landscape.
- 7.112 PPW notes that Ancient Woodland should be afforded protection from development which would result in their loss or deterioration unless there are significant and clearly defined public benefits.
- 7.113 It is acknowledged that the loss of trees which are of moderate value (category B) will cause a localised affect. However, through the implementation of additional tree planting, retention of existing trees and landscaping mitigation measures it is considered that there would be an increase in trees and hedgerow across the development's lifespan. Notwithstanding this the development will deliver significant public benefit in the form of much needed housing and in facilitating the delivery of wider regeneration aspirations.
- 7.114 It is therefore considered that the proposed development accords with the principles outlined within the PPW, LPD and Trees, Woodlands, Hedgerows and Development SPG.

## **Does the development conserve and enhance the historic environment?**

- 7.115 Policy SP10 emphasises the preservation and enhancement of the diverse built and natural environment and heritage of the Vale of Glamorgan. This includes protecting the architectural and historic qualities of buildings and conservation areas, historic landscapes, parks, gardens, the Glamorgan Heritage Coast, sites designated for nature conservation, and important archaeological and geological features. Policy MD8 (Historic Environment)
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builds on this and states for sites of archaeological interest, development proposals must preserve or enhance archaeological remains and where appropriate their settings.

7.116 The site is not within a Conservation Area, nor does it contain any listed buildings.

7.117 There is one non-designated archaeological asset within the site. The asset recorded within the site are a group of four extant buildings, constructed as an Isolation Hospital in 1905. These are considered to be non-designated historic assets, rather than archaeological assets.

7.118 The enclosed Archaeological Desk Based Assessment (DBA) confirms that the archaeological potential within the site is low for all periods, and the chances of the proposed development impacting archaeological remains is low. The site cannot be considered to be either a “site of archaeological interest” or contain “important archaeological features” (see Local Development Plan Policies MD8 and SP10). Accordingly, the proposed development is in accordance with the Local Development Plan (Policies MD8 and SP10).

7.119 The DBA also confirms once the detailed design is known, and if it is found that the proposed development would intrude below the existing depths of made ground across the site that any potential archaeological impact can be addressed by way of a suitably worded planning condition in conjunction with GGAT.

### **Is the development acceptable in terms of flood risk, water capacity and quality matters?**

7.120 PPW refers to the need to ensure that drainage systems have sufficient capacity and water quality measures and the requirement that development should reduce and must not increase flood risk to the site or elsewhere (Paragraphs 6.6.9 and 6.6.25). PPW also identifies thresholds above which approval from the SuDS Approval Body (the ‘SAB’) is required before construction can commence (i.e., new developments of more than 1 dwelling or where the area of construction work exceeds 100sqm). The proposed development exceeds both thresholds. Whilst the SAB process is separate to the planning application process, the two must align for consistency.

7.121 LDP Policy MD7 aims to prevent development that results in, from increased flood risk, unacceptable impact on people, residential amenity, property and/or the natural environment. The Policy continues by stating that new developments will be expected to avoid unnecessary flood risk and meet the requirements of TAN15. As noted within Paragraph 6.2 of TAN15:

*“New development should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue.”*

7.122 A SuDS strategy has been prepared by SLR. The desktop study has concluded that most of the site is not susceptible to flood risk. However, a surface water flow paths impacts the southern site boundary at the access. Development has been steered outside of this part of the site.

7.123 The surface water drainage strategy includes an extensive network of SuDS, including rain gardens, permeable paving and a detention basin. An attenuation-based surface water

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drainage strategy has been proposed to manage surface water generated from the proposed impermeable surfaces, which will subsequently discharge to the watercourse on site at a controlled rate.

7.124 The SuDS have been designed to also permit the localised interception of rainfall during the smaller storm events.

7.125 The development will not impact on water quality or runoff and will not increase the risk of flooding within the site or elsewhere. It is therefore considered that the proposed drainage strategy will be in accordance with the flooding and drainage principles within Policy MD7 and TAN15. As noted previously, the drainage strategy will be subject to detailed drainage design and SAB Full Application prior to its construction.

## **Does the development deliver energy and sustainability benefits?**

7.126 The delivery of sustainable development is at the heart of the Welsh planning system and energy and sustainability considerations form part of many of the national and local planning policies. Indeed, PPW Paragraph 2.13 identifies fostering economic activity and development that generates its own renewable energy as one of the 5 key principles for facilitating the right development in the right place.

7.127 Point 12 of Policy MD2 (Design of new development) within the Vale of Glamorgan LDP seeks to mitigate causes of climate change through sustainable design, construction, and demolition, to minimise carbon and other greenhouse gas emissions.

7.128 Whilst Policy MD19 is only relevant to renewable energy focused schemes it demonstrates the importance of renewable energy technologies in responding to climate change. As such, it is important that, where possible, housing schemes play their part in delivering on site renewable technologies.

7.129 The Energy Statement Report submitted with the application concludes that the use of high-performance building fabrics, energy efficient lighting and building services will result in an efficient low carbon development. Further, the applicant will seek to deliver solar photovoltaic panels, ground source heat pumps (GSHP) and air source heat pumps (ASHP). These low carbon technology solutions are considered the most viable for Weycock Cross.

7.130 The proposed development therefore presents the opportunity to deliver sustainability benefits in accordance with PPW and LDP Policies MD2 and MD19.

## **Is the development acceptable in terms of Mineral Safeguarding Areas?**

7.131 The site lies within a Mineral Safeguarding Zone for sand and gravel (Category 2). Due to the possible presence of Category 1 Limestone on site LDP policy MG22 (Development in Minerals Safeguarding Areas) applies.

7.132 MG22 states *“new development will only be permitted in an area of known mineral resource where it has first been demonstrated that:*

- 1 *Any reserves of minerals can be economically extracted prior to the commencement of the development;*
- 2 *Or extraction would have an unacceptable impact on environmental or amenity considerations; or*
- 3 *The development would have no significant impact on the possible working of the resource by reason of its nature or size; or*
- 4 *The resource in question is of poor quality / quantity.”*

7.133 It is considered that the above policy is directed at greenfield development in instances where the existing condition of a site allows for economically viable and sustainable extraction.

7.134 Notwithstanding the above, the site is ecologically sensitive and mineral extraction would undermine the integrity of statutory designation sites, which whilst degraded due to the existing campus, is still of international importance.

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## 8.0 **S106 Heads of Terms**

- 8.1 In accordance with the CIL Regulations (as amended) that came into effect on 6 April 2010, s106 obligations can only be sought where they are:
- 1 Necessary to make the development acceptable in planning terms;
  - 2 Directly related to the proposed development; and
  - 3 Fairly and reasonably related in scale and kind to the development.
- 8.2 A full viability assessment will be submitted during the determination process in order to inform the discussion on appropriate financial contributions and obligations, including affordable housing.
- 8.3 It is important to note that the development of this site is not straightforward given its brownfield nature and the wider strategy seeking to deliver two new campuses within the Vale of Glamorgan.
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## 9.0 Conclusion

9.1 At the heart of Planning Policy Wales is the intention for the planning system to contribute to the achievement of sustainable development and meeting national wellbeing goals and this is also reflected in local policy contained within the adopted Vale of Glamorgan Local Plan.

9.2 As discussed in full within Chapter 7, the proposed development fully aligns with these principles and will deliver a wide range of planning, housing, and community benefits. These are summarised below:

- 1 The site makes optimal use of a brownfield site;
- 2 The site is in a sustainable location with an extensive range of services and facilities available within walking distance, including community facilities as well as public transport and cycle links;
- 3 The development incorporates an appropriate drainage strategy that includes SUDS which will significantly reduce flow rates and improve water quality;
- 4 The proposal will conserve and where possible enhance the biodiversity offer of the site in line with the emerging step-wise approach; and
- 5 The proposed development would not adversely affect future residents or existing receptors (pedestrians and nearby businesses).

9.3 The proposed redevelopment of Weycock Cross is a high-quality sustainable development that will provide an attractive place to live, with an excellent level of amenity for future residents.

### Wider Regeneration

9.4 As detailed in chapter 3 the redevelopment of Weycock is a modest but integral part of the wider strategy seeking to deliver two new educational campuses. 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 Weycock Road (and Colcot Road) campus site following planning permission being obtained for its redevelopment for residential purposes.

9.5 The proposed development at Barry Waterfront forms an integral component of the wider regeneration of the area. The proposed campuses not only foster educational development but also points towards a positive economic outlook for the Region. The projects' potential to attract investments, generate economic activity, and create employment opportunities should be weighed in the decision-making process to ensure sustainable growth and prosperity for the Region. It is clear that the economic benefits of the scheme and the role it plays in wider regeneration should be a material consideration in the planning decision.

9.6 Whilst the economic benefits of the scheme should not be overlooked it is important to highlight that the proposal as a standalone planning application is entirely compliant with policy and there are no technical constraints to suggest that planning permission should not be granted.

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## **Summary**

- 9.7 The proposed indicative layout for the redevelopment demonstrates a comprehensive approach to urban design, aiming to create a sustainable and harmonious living environment. The proposed development aligns with modern urban planning standards and enhances the overall quality of life for residents and the community.
- 9.8 The development is acceptable in terms of its general principle and against detailed policy objectives and requirements. We therefore respectfully submit that outline planning permission should be granted for the development.
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