

**Our ref: 190722 L JCD0064**

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Date: 1<sup>st</sup> August 2019

Mr Ceiri Rowlands  
Development Management Section  
Vale of Glamorgan Council  
Dock Office  
Barry  
CF63 4RT

**VIA PLANNING PORTAL: PP-07669913**

Dear Ceiri,

**On behalf of Legal and General  
Land at Model Farm, Port Road, Rhoose  
Proposed Class B1/B2/B8 Business Park**

Further to our ongoing discussions please find enclosed a planning application for the following:

*“Outline application comprising demolition of existing buildings and erection of 44.75 ha Class B1/B2/B8 business park, car parking, landscaping, drainage infrastructure, biodiversity provision and ancillary works. All matters aside from access reserved.”*

The application comprises the following, prepared by RPS and CgMs:

- Application forms duly completed and signed;
- Plans:
  - i. Site Boundary Plan (Drawing Ref: JCD0064-001 Rev C);
  - ii. Indicative Concept Masterplan (Drawing Ref: JCD0064-003 Rev N);
  - iii. Parameter Plan - Land Use and Storey Heights (Drawing Ref: JCD0064-004 Rev E);
  - iv. Parameter Plan - Movement and Access (Drawing Ref: JCD0064-005 Rev C);
  - v. Parameter Plan - Green Infrastructure (Drawing Ref: JCD0064-006 Rev C);
  - vi. Preliminary Spine Road Alignment (Drawing Refs: JNY9969-RPS-100-001B/002B/003B/004B)
  - vii. Preliminary Junctions (Drawing Ref: JNY9283-05 Rev A)
- Planning Statement;
- Pre-Application Consultation Report;
- Environmental Statement;
  - Volume 1: Main Text and Figures
  - Volume 2: Appendices
  - Volume 3: Non Technical Summary

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- Air Quality Assessment (Report Ref: JAR11064);
- Built Heritage Statement (CgMS Report Ref: JCH00781);
- Design and Access Statement;
- Design Brief;
- Desk Based Archaeological Assessment (CgMs Report Ref: PB/24500);
- Desk Based Preliminary Risk Assessment (Report Ref: JER1539);
- Landscape and Visual Appraisal;
- Preliminary Ecological Appraisal (Report Ref: ECO00138 PEA Rev A)
- Sustainable Drainage Strategy;
- Transport Assessment;
- Framework Travel Plan;
- Tree Survey and Impact Assessment Report (Report Ref: JSL3282); and
- Fee (£51,800; to be paid via BACS).

I trust the enclosed is sufficient to allow the prompt registration of the application but please do not hesitate to contact myself or Darren Parker.

Yours sincerely,  
for RPS Consulting Services Ltd

*RE Lees*

**Rhian Lees**  
Associate  
Rhian.lees@rpsgroup.com

Enc: As above

Cc: Mr S Balcombe  
Ms S Groves