



**DRAFT**

Plot E,  
Pencoed Technology Park

## Design and Access Statement

On behalf of Fabco Holdings Ltd

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## 1.0 Introduction

- 1.1 This Design and Access Statement (DAS) is prepared by Mango Planning & Development Limited on behalf of Fabco Holdings Ltd in support of a detailed planning application for:

“Proposed development of Class B2 and/or Class B8 units, access, car parking, landscape and associated works”.

- 1.2 It is a statutory requirement for a DAS to accompany major planning applications in Wales. This DAS has been prepared in accordance with the relevant guidance contained in Technical Guidance Note 12 (‘Design’) and guidance provided by the document ‘Design and Access Statements in Wales’ published by the Design Commission for Wales 2017.

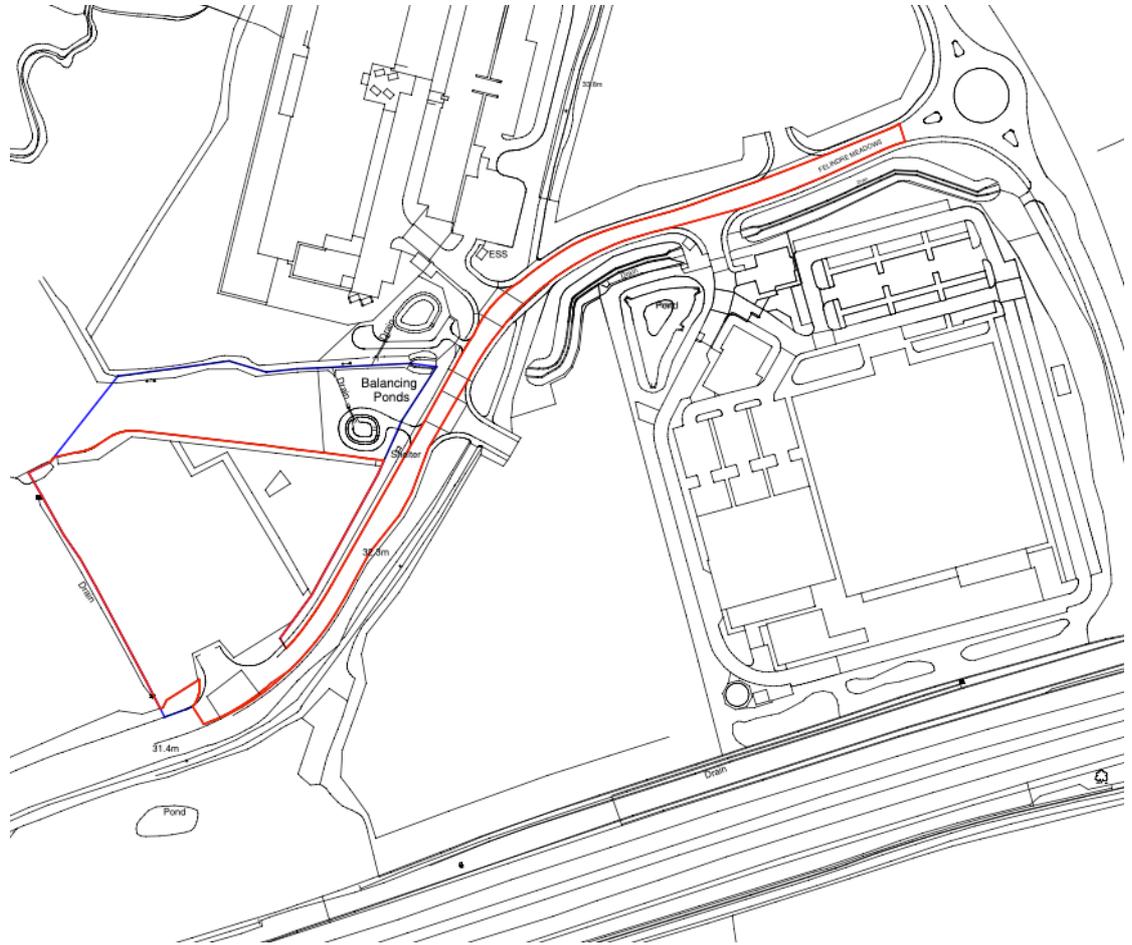
- 1.3 DASs are required to show how the five objectives of good design have been applied to a particular proposal and where they have not, to explain why. This Statement seeks to address the design requirements of TAN 12 and Policy AW6 – Design and Placemaking of the Rhondda Cynon Taf County Borough Council Local Development Plan (adopted 2011).

- 1.4 Section 2 of this Statement provides the site context, while Section 3 describes the key elements of the application proposal. Section 4 reviews the planning policy context and Section 5 assesses the access arrangements. Section 6 assesses the character of the site and the design of the scheme, while Section 7 reviews community safety. Section 8 considers the environmental sustainability credentials of the scheme and Section 9 reviews movement to, from and within the development. Our conclusions are presented in Section 10.

## 2.0 Site context

- 2.1 The application site extends to an area of land covering approximately 1.4 hectares and is referred to as Plot E – Pencoed Technology Park. Pencoed Technology Park is an established employment site located to the north of Junction 35 of the M4 motorway.
- 2.2 The application site is irregular in shape and broadly level in terms of topography. The site is presently grassland.
- 2.3 The application site is bound to the north by a hedgerow beyond which is additional land under the control of the applicant. To the east and south is Felindre Meadows, the internal spine road serving the wider employment area. To the west the site is bound by a large hedgerow running the length of the boundary, beyond which is a further development plateau.
- 2.4 A single point of access/egress in the middle of the southern boundary has already been constructed under the original planning permission for the park.
- 2.5 The application site is located within the boundary of Pencoed Technology Park but outwith the settlement boundary as defined on the adopted Rhondda Cynon Taf County Borough Local Development Plan (adopted 2011) proposals map. However, insofar as the original planning permission for the park has been implemented, the use of the site for employment generating activity has been well established.
- 2.6 The extent of the application site is shown on the red line site boundary plan illustrated Figure 1 overleaf.

Figure 1: Site location (Printed under OS License 100022432). Not to scale



## 3.0 The proposals

- 3.1 The application proposes the erection of 16 units for use within Class B2 and/or B8 together with associated access, car parking, cycling parking and landscaping.
- 3.2 The application proposes a central area of development with landscape around the perimeter. Access/egress to the site is via a modified existing single point of access located in the middle of the southern boundary. The proposed development is set around a hammer head road layout, off which the car parking and units will be positioned.
- 3.3 The proposed units will be set out within three blocks, with each unit having its own designated parking. The units are to be uniform in design and size. In total, 1920 sqm (GIA) of floorspace is proposed across the units. Each unit will have small a small kitchenette area for staff and toilet facilities. Each unit will have its own separate door and roller shutter access to the front elevation together with a rear means of escape.
- 3.4 The application proposals are illustrated fully on the Proposed Site Plan (Dwg. No. 102 Rev D).

## 4.0 Planning policy

- 4.1 This section summarises the relevant design and access planning policies that influence the consideration of the proposal.

### **National policy**

- 4.2 National planning policy for Wales is set out in Planning Policy Wales (“PPW”) Edition 11 (February, 2021) with supporting Technical information provided in Technical Advice Notes (“TANs”). Technical guidance on design is provided in TAN 12 (2016).
- 4.3 At the heart of PPW is a presumption in favour of sustainable development.
- 4.4 Paragraph 2.3 states that the planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.
- 4.5 Paragraph 3.3 states that Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area.
- 4.6 Good design is categorised into 5 key aspects. These include access and inclusivity; environmental sustainability; character; community safety and movement.
- 4.7 Paragraph 3.17 states that a Design and Access Statement communicates what

development is proposed, demonstrates the design process that has been undertaken and explains how the objectives of good design and placemaking have been considered from the outset of the development process.

- 4.8 TAN 12 sets out the five objectives of good design. These are defined as access; character; community safety; environmental sustainability and movement. The concepts and principles in relation to these must be explained within the DAS. TAN 12 notes that early and continued design considerations in advance of submitting a planning application are essential to achieving good design.

### **Local policy**

- 4.9 The current local policy for the application site is set out within the Rhondda Cynon County Borough Council Local Development Plan (“LDP”), adopted in 2011.
- 4.10 Policy CS2 – Development in the South sets out criteria for achieving sustainable growth, including, promoting development within defined settlement boundaries and promoting the reuse of under used/previously developed land.
- 4.11 Policy AW2 – Sustainable locations supports development in sustainable locations and includes sites that are within the defined settlement boundary and would not unacceptably conflict with surrounding uses.
- 4.12 Policy AW5 – New Development identifies a set of criteria against which new development should be considered, with emphasis on amenity and accessibility.
- 4.13 Policy AW6 – Design and Placemaking confirms that development proposals will be supported where satisfy a series of criteria. The criteria are:

1. They are of a high standard of design, which reinforces attractive qualities and local distinctiveness and improves areas of poor design and layout;
2. They are appropriate to the local context in terms of siting, appearance, scale, height, massing, elevational treatment, materials and detailing;
3. In the case of extensions to buildings, they reflect, complement or enhance the form, siting, materials, details and character of the original building, its curtilage and the wider area;
4. In the case of proposals for new and replacement shop fronts and signage, they make a positive contribution to the streetscene;
5. In the public realm and key locations such as town centres, major routes, junctions and public spaces, the character and quality of the built form is to a high standard of design;
6. They include public art;
7. Landscaping and planting are integral to the scheme and enhance the site and the wider context;
8. They include an integrated mixture of uses appropriate to the scale of the development;
9. They include the efficient use of land, especially higher-density residential development on sites in proximity to local amenities and public transport;
10. Open space is provided in accordance with the Fields in Trust Standards;
11. A high level of connectivity and accessibility to existing centres, by a wide range of modes of sustainable transport;
12. Schemes incorporate a flexibility in design to allow changes in use of buildings and spaces as requirements and circumstances change;
13. The development reflects and enhances the cultural heritage of Rhondda Cynon Taf;
14. The design protects and enhances the landscape and biodiversity;
15. The development promotes energy efficiency and the use of renewable energy;  
and
16. The design promotes good water management, including rainwater storage, sustainable urban drainage, porous paving etc.

## Conclusions on planning policy

- 4.14 When assessed against the aims and objectives of national and local policy in respect of design and access, the application proposal is considered to be fully compliant. The following sections consider the proposal in further detail against the five objectives of good design identified in TAN 12.

## 5.0 Access

- 5.1 A single point of access/egress to the site is already in situ and is located mid-way along the southern boundary. This point of access will be modified and the access road into the site will stem from it.
- 5.2 Pedestrian infrastructure in the immediate vicinity of the site is of a good standard. The internal road through the employment park is lit and benefits from footways on both sides of the carriageway in proximity to the application site.
- 5.3 Sufficient parking for the development is provided within the site for both employees/visitors and service/delivery vehicles.

### **Inclusive access**

- 5.4 The scheme has been designed throughout for accessibility and inclusivity for all including full compliance with the requirements of the Disability Discrimination Act.
- 5.5 The proposals will be compliant with the requirements of the building regulations in respect of access and facilities for disabled people.

## 6.0 Character

- 6.1 This section considers the design of the proposal with regard to existing character and built form, amount, layout, scale, appearance and landscape.
- 6.2 The site is situated within an existing and well-established employment park, where there are a variety of building materials and architectural styles. The proposed works at the site are considered acceptable and will be consistent with the existing character of the area, which is predominantly commercial/industrial in nature.

## Amount

- 6.3 The application proposals comprise a total of 16 units set out within three blocks together with car parking spaces.
- 6.4 In total, the site will provide 1920 sq m (GIA) of employment generating floorspace.
- 6.5 The proposed scheme will not lead to the over-development of the site in terms of the density, massing and form of the development and represent an acceptable level of development at the site.

## Layout

- 6.6 The proposed layout of the site is dictated by an agreement with the vendor and applicant. Only a central area within the site can be used for physical development with an outer area around the development to be used for SUDs/landscape works.
- 6.7 The internal layout is centred around a hammer head road configuration, off which the car parking and units are set out. The three blocks are located to the north, east and west of the development plateau.
- 6.8 The access/egress point will be modified with the extended access road entering the site between the eastern and western blocks.

## Scale

- 6.9 The scale and form of the application proposals has been carefully considered against the background of surrounding buildings and uses. This suggests that the proposals are of an acceptable scale and are not out of keeping with their surroundings.

## Appearance

- 6.10 The main objective of the proposals is to ensure that they are complementary in terms of design, appearance and pallet of materials so as to ensure that they tie in with the existing buildings on the wider park.
- 6.11 Due to the likely nature of the businesses that will occupy the units, high quality durable materials are required to be used.
- 6.12 Views into the site, within the site and from the site have been carefully considered, particularly in terms of scale and landscaping to protect the character and appearance of the wider area.
- 6.13 Full details of the proposed elevations can be found on the application drawings prepared by the project architects.

## Landscape

- 6.14 A landscape strategy has been undertaken, which has informed the proposed scheme of hard and soft landscaping as part of the proposals, as illustrated on the proposed landscape drawing (Ref: TDA.2913.01 Rev D).
- 6.15 The proposed areas of soft landscaping, in the form of planting with native flowers, shrub and trees will complement the proposed SUDs features, which form part of the comprehensive scheme of sustainable urban drainage.
- 6.16 In summary, the proposal is considered to be appropriate in terms of the amount, layout, scale, appearance and landscape. The proposal will enable the beneficial use of an under-used, unsightly plot of brownfield land within a settlement boundary, in the interests of sustainable development.

## **7.0 Community safety**

- 7.1 The proposed development has been designed to create clear definition between private and public realm. The proposed development will not impact upon community safety.

## **8.0 Environmental sustainability**

- 8.1 PPW promotes the use/re-use of previously developed land and existing buildings as one of the major ways in which climate change can be tackled. Whilst the application site itself has yet to be developed, it does form part of a wider well established employment park. To this end, the development of this site for employment generating uses is considered to be the optimum solution in sustainability terms, minimising waste and pressure on finite land resources.
- 8.2 Sourcing of materials and labour locally will also be an objective.
- 8.3 Additionally, a scheme of swales is proposed around the central area of development to provide a comprehensive sustainable urban drainage system.

## **9.0 Movement to, from and within the development**

- 9.1 The application site is located within a well-established employment park and has good links with the surrounding area.
- 9.2 Vehicular access to the site is via Felindre Meadows which runs through the park. There is a single existing access/egress point to the application site for vehicles and pedestrians. The access is located mid-way along the southern boundary. No new accesses are proposed from Felindre Meadows but the existing access will be modified.
- 9.3 The internal layout of the site has been designed to ensure the maximum operational

efficiency of the businesses. Within the site, there are wide areas for the safe turning of vehicles. The site also accommodates sufficient off-road parking.

- 9.4 Level access and DDA compliant facilities will be incorporated to enable the development to be used by residents and visitors who may be mobility impaired.

## 10.0 Conclusion

- 10.1 This Statement has set out the key principles informing the design and access considerations of the development proposal.
- 10.2 The proposal is considered to be compliant with national and local planning policy, which encourages economic development. The scale and appearance of the development is appropriate for the site and in terms of access, the site is accessible by a variety of modes of transport.
- 10.3 In conclusion, the proposed development will make efficient use of a site within an established employment park. It will not impact negatively upon visual amenity and will be accessible to all groups regardless of age or mobility.