



DRAFT

Plot E,
Pencoed Technology Park

Planning Statement

On behalf of Fabco Holdings Ltd

Ref: DB/220058/R0001

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1.0 Introduction

1.1 This Planning Statement is prepared on behalf of Fabco Holdings Ltd (“the applicant”) to accompany a full planning application submitted to Rhondda Cynon Taf County Borough Council (“the LPA”) for:

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

1.2 This Statement should be read in conjunction with the following accompanying documents:

- Design and Access Statement prepared by Mango Planning & Development Ltd;
- PAC Report prepared by Have Your Say;
- Drainage Strategy prepared by Vale Consulting;
- Ground Conditions prepared by JG Civils;
- PEA report prepared by David Clements Ecology;
- Transport Statement prepared by Corun Associates;
- Air Quality Report prepared by AQ Consultants; and
- Landscape Strategy prepared by Tirlun Design.

1.3 Section 2 of this report describes the application site, while Section 3 describes the application proposal. Section 4 sets out the planning policy context, against which the application falls to be considered. Section 5 considers the planning matters associated with the proposal. Finally, Section 6 provides our conclusions.

2.0 The application site

- 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. The site falls within the administrative boundary of Rhondda Cynon Taf.
- 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 The wider employment park comprises of undeveloped and developed parcels of land. An application at Plot A further to the west of the application site for B2/B8 units with ancillary B1 office space (Ref: 20/1219/10) was approved on 5th August 2021. That application has been implemented and is under construction. An application for 18 B2 and/or B8 units at Plot F (Ref: 21/1574/10) was approved on 17th March 2022 and has also been implemented and is nearing completion. At the time of writing this report, an application for offices at Plot D is under consideration (Ref: 22/1372/10).
- 2.5 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.
- 2.6 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 Park for employment generating activity has been well established. This is

further evidenced by the recent planning permissions granted at Plot A and F.

- 2.7 The extent of the application site is shown on the red line site boundary plan (Dwg. No. A103) submitted with the application.
- 2.8 Online records confirm that an application for the *“Erection of building for uses within Classes B1 and B2 of the Town and Country Planning (Use Classes) Order 1987, together with associated engineering and building operations and landscaping works”* (Ref: 02/1850/13) was approved with conditions on 26th March 2004.
- 2.9 A Section 73 application to vary Condition 1a of the above consent to extend the period for the submission of reserved matters (Ref: 05/1884/15) was approved with a single condition on 20th April 2006. The condition allows for the submission of reserved matters before work commences on the erection of a building. No time limit was included on the permission.
- 2.10 Various other Section 73 applications relating to highways have been submitted and approved in 2005 and 2006. More recently, as highlighted above, a full application for the development of Plot A and Plot F has been approved recently.

3.0 The proposal

- 3.1 The application proposes the erection of 16 units for use within Class B2 and/or Class B8 together with associated , access, car parking, cycle 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 the 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 site. 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), and further details are provided within the Design and Access Statement, submitted to accompany the application.

4.0 Policy and other material considerations

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (“PCPA 2004”) requires that when making a determination on a planning application a local planning authority must make that determination in accordance with the development plan, unless material considerations indicate otherwise.

4.2 In this case, the Development Plan comprises the Rhondda Cynon Taf County Borough Council Local Development Plan (adopted 2011) (“LDP”) and Future Wales, 2040. We first turn to consider the development plan before reviewing other material considerations.

Rhondda Cynon Taf County Borough Council Local Development Plan (adopted 2011)

4.3 The Local Plan was adopted in 2011 and therefore represents the most recent expression of the Council’s strategy for the area for the period up to 2021.

4.4 The application site falls outwith the defined settlement boundary as defined on the Proposals Map but with the existing boundary of the employment park. Further, the site falls within an area safeguarded for mineral resources.

4.5 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.

4.6 Policy CS10 – Seeks to protect mineral resources for local, regional and national supply, without compromising environmental and social issues.

4.7 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.

- 4.8 Policy AW5 – New Development identifies a set of criteria against which new development should be considered, with emphasis on amenity and accessibility.
- 4.9 Policy AW6 – Design and Placemaking confirms that development proposals will be supported where satisfy a series of criteria such as a high standard of design and are appropriate to the local context.
- 4.10 Policy AW8 – Protection and Enhancement of the Natural Environment aims to protect the distinct and natural heritage of Rhondda Cynon Taf.
- 4.11 Policy AW10 – Environmental Protection and Public Health confirms that development proposals will not be permitted where they would cause or result in a risk of unacceptable harm to health and/or local amenity because of air; light; water and noise pollution and contamination; land instability and flooding.
- 4.12 Policy AW14 – Safeguarding of minerals seeks to safeguard minerals from development that would sterilise them or hinder their extraction.

Future Wales, 2040

- 4.13 Published on the 28th February 2021, Future Wales comprises the first development plan of its kind within Wales. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.
- 4.14 Future Wales’ spatial strategy is a guiding framework for where large scale change and nationally important developments will be focused over the next 20 years. The strategy blends the existing settlement patterns and the distribution of jobs and homes with a vision of managing change and future trends for the benefit of everyone in Wales.

- 4.15 The National Plan acknowledged the urgent actions and changes in behaviour that were introduced in response to the COVID-19 pandemic and how they will emerge as permanent features of life. These include using spaces differently, travelling less and spending more time working from home. The National Plan notes that the planning system must respond to these changes and contribute to a sustainable recovery, shaping places around a vision for healthy and resilient places. Planning Policy Wales is the primary source of detail on how the planning system will support reconstruction efforts.
- 4.16 Future Wales divides Wales into four regions. North, Mid Wales, The South-West and The South-East. Page 162 highlights how ‘Across South-East Wales there are a range of strategic issues. Many of these issues have national, regional and local dimensions and will be delivered through co-ordinated action at all levels.’
- 4.17 The National Plan identifies 11 outcomes that can be achieved over the next 20 years if the planning system – through Future Wales and other development plans – is focused on the long-term and provides quality development in the right places for the right reasons. These Outcomes are inter-related and inter-dependent, and will improve places and well-being across Wales.
- 4.18 Policy 1 (Where Wales will grow) confirms that the Welsh Government supports sustainable growth in all parts of Wales. In three National Growth Areas there will be growth in employment and housing opportunities and investment in infrastructure.
- 4.19 Policy 33 (National Growth Area – Cardiff, Newport and the Valleys) confirms that “Cardiff, Newport and the Valleys will be the main focus for growth and investment in the South-East region. Strategic and Local Development Plans should recognise the National Growth Area as the focus for strategic economic and housing growth; essential services and facilities; advanced manufacturing; transport and digital infrastructure.”

Other material considerations

National policy

- 4.20 National planning policy for Wales is set out in Planning Policy Wales (“PPW”) Edition 12 (February, 2024) with supporting technical information provided in Technical Advice Notes (“TANs”). TAN 12 provides guidance on design whilst TAN 23 provides guidance on economic development.
- 4.21 At the heart of PPW is a presumption in favour of sustainable development. Paragraph 1.18 confirms that legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise.
- 4.22 Chapter 2 of PPW titled “People and Places” places an emphasis in creating sustainable places and the improvement in the well-being of communities. Employment generation; regeneration; fostering of economic activity and accessibility are relevant factors to placemaking aims.
- 4.23 Chapter 5 of PPW titled “Productive and Enterprising Places” provides specific guidance in relation to employment. It recognises that a Prosperous Wales can be achieved through increased economic activity across all sectors. Further, it acknowledges that there must be a sufficient supply of employment land to meet the needs and requirements of a range of future employment scenarios.
- 4.24 Paragraph 5.4.1 states that: *“The planning system should ensure that the growth of output and employment in Wales as a whole is not constrained by a shortage of land for economic uses”.*
- 4.25 Paragraph 5.4.4 states that: *“Wherever possible, planning authorities should encourage and support developments which generate economic prosperity and regeneration”.*
- 4.26 TAN 12: Design (2016) provides advice on design considerations and, in relation to

housing design, it states that local planning policies and guidance should aim to:

- create places with the needs of people in mind, which are distinctive and respect local character;
- promote layouts and design features which encourage community safety and accessibility;
- focus on the quality of the places and living environments for pedestrians rather than the movement and parking of vehicles;
- avoid inflexible planning standards and encourage layouts which
- manage vehicle speeds through the geometry of the road and building;
- promote environmental sustainability features, such as energy efficiency,
- in new housing and make clear specific commitments to carbon
- reductions and/or sustainable building standards;
- secure the most efficient use of land including appropriate densities; and
- consider and balance potential conflicts between these criteria.

4.27 TAN 23: Economic Development (2014) provides advice on development that generates wealth, jobs and income. At Paragraph 1.1.1 it states: *“It is important that the planning system recognises the economic aspects of all development and that planning decisions are made in a sustainable way which balance social, environmental and economic considerations.”*

4.28 Paragraph 1.2.1 states: *“The economic benefits associated with development may be geographically spread out far beyond the area where the development is located. As a consequence, it is essential that the planning system recognises, and gives due weight to, the economic benefits associated with new development.”*

Planning policy conclusions

4.29 When assessed against the aims and objectives of the development plan and other material considerations, the application proposal is considered to be compliant fully.

4.30 We assess the proposals in the following section.

5.0 Planning Assessment

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (“PCPA 2004”), requires that when making a determination on a planning application a local planning authority must make that determination in accordance with the development plan, unless material considerations indicate otherwise.

Principle of development

- 5.2 The site falls within the boundary of the existing employment park but outwith the defined settlement boundary. Planning permission for the park has been in place for almost twenty years and has already been implemented. By virtue of a Section 73 application, the original outline permission remains extant in perpetuity. The use of the site for employment generating uses has therefore been well established. This has been further established by the recent grant of planning permission at Plot A and F for employment proposals. In line with TAN 23, LPAs are encouraged to guide economic development to the most appropriate locations, rather than prevent or discourage it. In this instance, an established employment site with the benefit of an extant planning permission is the most appropriate location.
- 5.3 Moreover, the proposal seeks to develop a vacant plot, which will result in inward investment and economic benefit to the existing park and wider area. The proposal will create employment, result in inward investment and regeneration, it will foster economic activity and is located within a sustainable location, all of which are important factors in placemaking.
- 5.4 The application proposal does not conflict with surrounding land uses and, as such, the principle of the proposal is considered to be acceptable subject to site specific matters.

Design

- 5.5 In dealing with design considerations, Policy AW6 states that development will be

supported where it reinforces attractive design qualities and local distinctiveness and is appropriate to the local context in terms of siting; appearance; scale; height; massing; elevational treatment; materials and detailing.

- 5.6 The design and layout has been considered carefully and complements the character of the surrounding area and ensures that there will be no negative impacts on neighbouring uses. It is considered that the proposed development is compliant with the requirements of Policy AW6.

Landscape

- 5.7 The Landscape strategy proposes native trees to the external perimeter of the site and detailed planting within the within the centre of the site itself. A detailed specification and management plan also accompanies the application to ensure the landscaping is well maintained in perpetuity. It is therefore considered that the proposals are supportable from a landscape perspective. The proposal is compliant therefore with Policy AW8 – Protection and Enhancement of the Natural Environment.

Drainage

- 5.8 The Drainage Strategy confirms that separate foul and surface water systems are to be provided by the proposed development. Further, following an exploration of options, an effective surface water management strategy is to be employed using a combination of disposal methods. The strategy demonstrates that the site can be effectively drained and surface water run off appropriately managed.

Highways and accessibility

- 5.9 In respect of highways and accessibility, a Transport Statement has been prepared by Corun Associates Ltd. The Statement confirms that the proposal will not have an adverse impact on the existing highway safety record, it will not impact on the local highway network and can provide the required level of car parking on-site.

- 5.10 The Statement concludes that the proposed development is compliant with existing and emerging transport planning policy at all levels.

Ecology

- 5.11 In respect of ecology, the Preliminary Ecological Appraisal has identified a range of habitats at and around the application site. The Appraisal has concluded that on the basis the recommendations within the report are followed then the proposal can proceed without impact. The proposal is compliant therefore with Policy AW8 – Protection and Enhancement of the Natural Environment.

Air Quality

- 5.12 In respect of air quality, the Air Quality Assessment prepared by Air Quality Consultants has concluded that the additional road traffic generated by the proposal will fall below the relevant screening thresholds. As such, the overall operational air quality effects of the proposed development is considered to be “not significant”. Given the conclusion of the assessment, no mitigation measures are proposed in respect of air quality.

Jobs and investment

- 5.13 The application proposal will create valuable employment during the construction phase of the proposed development and through new job opportunities in due course. The importance of supporting local jobs is a common thread of national and local planning policy.

6.0 Conclusions

6.1 This Statement has demonstrated that the application proposal is compliant fully with the aims and objectives of both local and national planning policy. In particular, the proposal:

- Will develop a vacant plot on an existing employment site, which will foster economic activity;
- Will not have any significant impacts on neighbour amenity or the visual amenity of the area; and
- Will create valuable local employment opportunities during the construction phase and future operations.

6.2 The present planning policy context in Rhondda Cynon Taf Borough Council and National planning policy, support development proposals which promote economic activity, this is a material planning consideration that weigh in favour of granting planning permission for the proposal.