



# Cowbridge Garden Centre

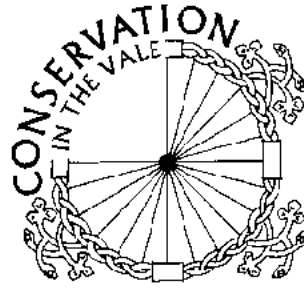
*High Street, Cowbridge*



Development Brief



The Vale of Glamorgan Council,  
Directorate of Environmental & Economic Regeneration



# *Cowbridge Garden Centre* — *Development Brief* —

December 2004



Rob Quick  
B.A.(Hons), Dip.TP, MRTPI.  
Director of Environmental & Economic Regeneration

Rob Thomas  
B.A.(Hons), M.Sc, MRTPI.  
Head of Planning & Transportation



<b>CONTENTS</b>	<b>Page</b>
Introduction	5.
Objective of Brief	5.
Status of the Brief	5.
Site Information	6.
Site Description	6.
Site Context	6.
Site History	9.
Flooding	10.
Public Utilities and Services	11.
Archaeology	12.
Protection / Designations	12.
Other Related Proposals	14.
The Planning Policy Context	15.
Planning Policy Statement	16.
Development and Design Principles on Site	17.
Planning Contributions	23.
Consultations	25.
Submissions for Planning Permission and Conservation Area Consent	26.
Further Contacts / Enquiries	28.
 <b>APPENDICES</b>	
APPENDIX A: Site Plan	29.
APPENDIX B: Development Plan Policies	33.
APPENDIX C: Summary of South Wales Parking Guidelines	49.



## 1. INTRODUCTION

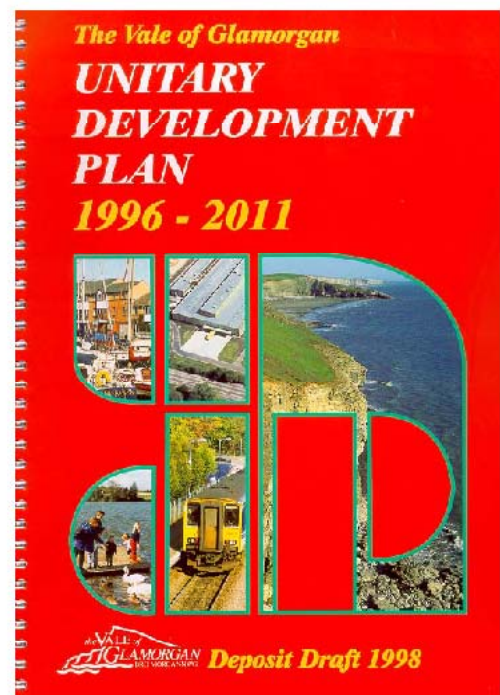
- 1.1 The garden centre site is an important site, situated in the heart of the historic town of Cowbridge. The site lies within the Cowbridge with Llanblethian Conservation Area and abuts the Grade I listed Holy Cross Church. The site also adjoins several Grade II listed buildings in High Street and The Poplars to the south-west of the site. The site benefits from a picturesque riverside setting and lies within walking distance of various amenities. A site plan is attached at Appendix A.
- 1.2 This brief is a guide to assist all relevant parties with an interest in the future of the site. The Council, through this brief, seeks to promote the significant opportunities that may arise in any future redevelopment of this important brown field site and to outline some of the constraints relating to the site in order to maximise the quality of final development achieved.

## 2. OBJECTIVES OF THE BRIEF

- 2.1 The Council's objectives in preparing this development brief are:
- To interpret the relevant Development Plan policies contained within the Vale of Glamorgan Unitary Development Plan Deposit Draft 1998 (as amended 2004) and identify any significant material considerations directly relating to this site;
  - To promote an appropriate and sensitive design response to the context of the site and its characteristics, to ensure that the quality of the final development reflects the strategic importance of the site within the historic town of Cowbridge.

## 3. STATUS OF THE BRIEF

- 3.1 This planning and design brief has been prepared by the Vale of Glamorgan Council in full consultation with interested parties and the general public. The brief was approved by the Council on 15<sup>th</sup> December 2004 (minute no. C1652 refers). It acts as Supplementary Planning Guidance to be used in conjunction with the Development Plan and holds significant weight as a material



consideration in the determination of any planning application / appeal on this site.

## 4. SITE INFORMATION

### 4.1 Site Description

4.1.1 The site of 1.06 hectares (2.62 acres) is currently largely in use as a garden centre with external sales space and associated car parking. The peripheral parts of the site, namely the redundant Grammar School tennis courts, the river bank, and the land adjacent to the Poplars, are currently under-utilised areas which have been enclosed and have become overgrown with trees and shrubs over the years. Figure 1, opposite, provides an illustrative site analysis.

4.1.2 The majority of the site is commercial in nature and is set in the town centre of Cowbridge. However, uniquely the site is also set amid private residential dwellings and quiet recreational grounds.

4.1.3 The site is relatively flat, although it does slope down towards the River Thaw, which forms its eastern boundary. The main boundaries of the site are lined with trees and shrubs and currently the existing buildings and ancillary clutter are largely screened from the view of adjacent neighbouring properties and the adjoining recreational areas.

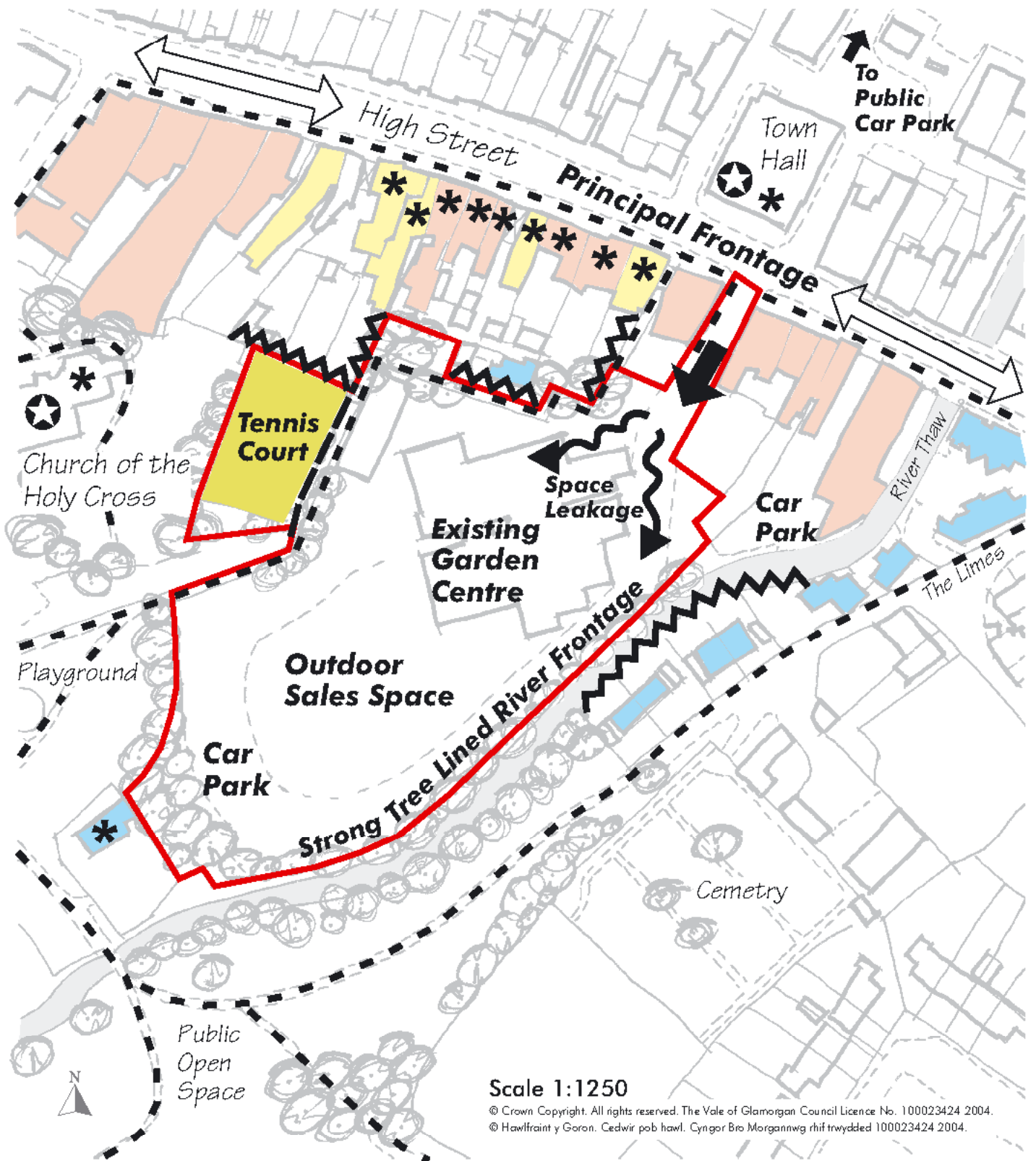
### 4.2 Site Context

4.2.1 The site lies within the Cowbridge with Llanblethian Conservation Area and is identified in the Conservation Area Appraisal (1995) as lying within the Cowbridge Key Area. The site is located behind the predominant East-West axis, which runs through Cowbridge, comprising Eastgate, High Street and Westgate. Therefore, the site has a secondary position in the context of the historic town. Paragraph 2.2.1 of the Appraisal states: "The character of the conservation area is as sensitive to change within these backland areas, as in the more obvious street frontages."

4.2.2 The site adjoins several listed buildings including the Grade I listed Holy Cross Church which is a medieval church on a key site in the historic town centre. In addition, the site adjoins: Grade II listed











*Church of the Holy Cross, Cowbridge*



Scale 1:1250

© Crown Copyright. All rights reserved. The Vale of Glamorgan Council Licence No. 100023424 2004.  
 © Hawlfraint y Goron. Cedwir pob hawl. Cyngr Bro Morgannwg rhif trwydded 100023424 2004.

- |  |   |   |
|--|---|---|
|  Site Boundary           |  Listed Building         |  Commercial Buildings                      |
|  Pedestrian Route        |  Landmark Building       |  Residential Dwellings                     |
|  Potential Privacy Issue |  Intimate Enclosed Space |  Mixed Residential & Commercial Properties |

Cowbridge Garden Centre  
 — Development Brief —

Figure 1



*Cowbridge Garden Centre*  
— Development Brief —

**Figure 2**

buildings 16-22 & 26-30 (evens) High Street; Grade II\* listed 32 & 34 High Street; and Grade II listed dwelling 'The Poplars' on Town Mill Road.

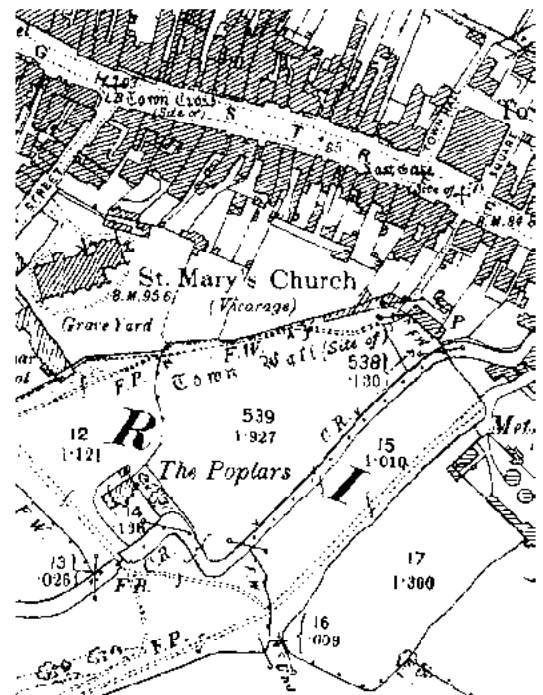
- 4.2.3 The site lies adjacent to the River Thaw which offers significant amenity potential for any future development of the site. However, it should also be noted that the river has the potential to flood (see Section 4.4 below). To the east of the site, beyond the river, lies a significant area of public open space.



*River Thaw and Public Open Space to the south-east of site*

### 4.3 Site History

- 4.3.1 The tennis court – Used as a tennis court by the Grammar School from 1926 onwards, but in recent years has been abandoned and is no longer fit for use. Previously, this land had belonged to the Carne family of Great House and was referred to as the 'little fishpond'.
- 4.3.2 Site access abutting High Street – This was where the town wall adjoined the East Gate of the town. Before the access road was created, the area contained the town wall and the Inn called The Lamb (1783-7).
- 4.3.3 Waun y Gaer – The main area of the site, which now houses the garden centre, was used to deposit the town rubbish at the end of the nineteenth century, to raise the site above flood level. Historically, the site would have included the medieval town wall as shown in Figure 3, opposite.
- 4.3.4 Historical site uses may have lead to contamination of the ground within the site. Therefore, developers must undertake site investigation works to determine the nature and extent of any potential contamination. A quantitative risk assessment must be carried out to determine potential risks to human health and the environment, following which suitable remediation works must be implemented to reduce potential risks to human health and the environment from possible contamination in accordance with UDP Policy ENV 24.



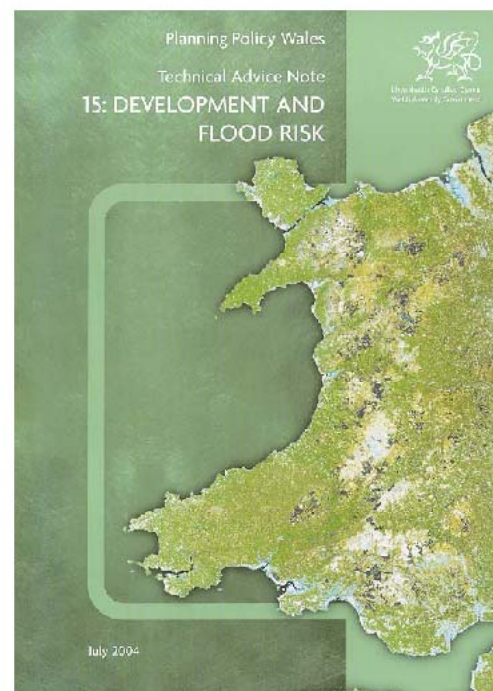
*Figure 3. Historical Map of Site (circa 1890)*

## 4.4 Flooding

- 4.4.1 The site lies within the flood plain of the River Thaw. The Environment Agency have been consulted on this Development Brief as their letter dated 12/08/04 states:

“As you are aware the site lies within the flood plain of the River Thaw (a designated statutory main river). In accordance with the requirements of TAN15 ‘Development and Flood Risk’ (issued July 2004) local authorities are expected to use their powers to guide development away from areas at risk from flooding. Furthermore your council should establish firstly whether any development, particularly residential, can be justified (Section 6 TAN 15) and secondly if justified a flood consequences assessment should be undertaken to establish the feasibility of development of this site. At this time and until receipt of such information the Agency could not support any development of this site.”

- 4.4.2 The development site is in most part covered by zone C2 “Areas of the floodplain without significant defence infrastructure” as identified in TAN 15. In such cases the advice in TAN 15 states that highly vulnerable development (e.g. residential, public buildings etc.) and Emergency Services should not be permitted. However, where it can be justified, less vulnerable development such as employment, retail or car parking may be permitted.
- 4.4.3 UDP policy ENV6 states that development which is potentially at risk from flooding, or increases the risk of flooding locally or elsewhere to an unacceptable level will not be permitted. The Council will not support any development on the site that would exacerbate the flood risk to surrounding areas. In light of the Environment Agency’s comments, the developer will have to satisfy the Council that any future development of the site will incorporate adequate measures to prevent flooding of the site and the surrounding areas. Therefore, developers must fully investigate measures to overcome this serious objection to development, prior to submitting a planning application for the redevelopment of this site.



## **4.5 Public Utilities and Services**

- 4.5.1 Western Power Distribution plc has provided details of the electrical apparatus within and surrounding the site, which is available on request. There are no overhead power lines within the confines of the site.
- 4.5.2 The gas transporter (Transco plc) has advised that there is a mains gas pipe serving the existing garden centre on the site. Safe digging practices, in accordance with HS (G) 47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used.
- 4.5.3 Dwr Cymru Welsh Water have advised that the redevelopment of the site may overload the existing public sewerage system and exacerbate existing water supply problems in the vicinity. They advise that no improvements are planned within their Capital Investment Programme, however, it may be possible for the Developer to fund the accelerated provision of replacement infrastructure or to requisition a new sewer under Sections 98-101 of the Water Industry Act 1991, or to fund the accelerated provision of adequate water supply by way of a Section 106 Agreement under the Town & Country Planning Act 1990.
- 4.5.4 In addition, a public sewer crosses the site. Under the Water Industry Act 1991, Dwr Cymru Welsh Water has rights of access to its apparatus at all times. Therefore, no part of any building will be permitted within 3 metres either side of the centreline of the public sewer. Copies of the information provided are available on request.
- 4.5.5 The Cowbridge with Llanblethian Town Council has advised of the existence of working medieval box drains in the churchyard that drain towards the River Thaw.
- 4.5.6 Notwithstanding the above, developers are advised to contact the utility providers separately to verify the position of infrastructure and the capacity to accommodate new development on the site.

## 4.6 Archaeology

- 4.6.1 The site is likely to have been crossed by the line of the medieval town wall of Cowbridge and it is likely that the redevelopment of the site will uncover significant archaeological finds. It is therefore clear that the impact of any proposed development on the archaeological resource will be a material consideration in the determination of any planning application.
- 4.6.2 Prior to any development proposals being drawn up, an archaeological evaluation should be undertaken by professionally qualified archaeologists so that measured records can be made and the result of the work can be incorporated into the design of the new development. The Council would encourage developers to maximise the potential of the historic context of the site wherever possible.

## 4.7 Protection / Designations

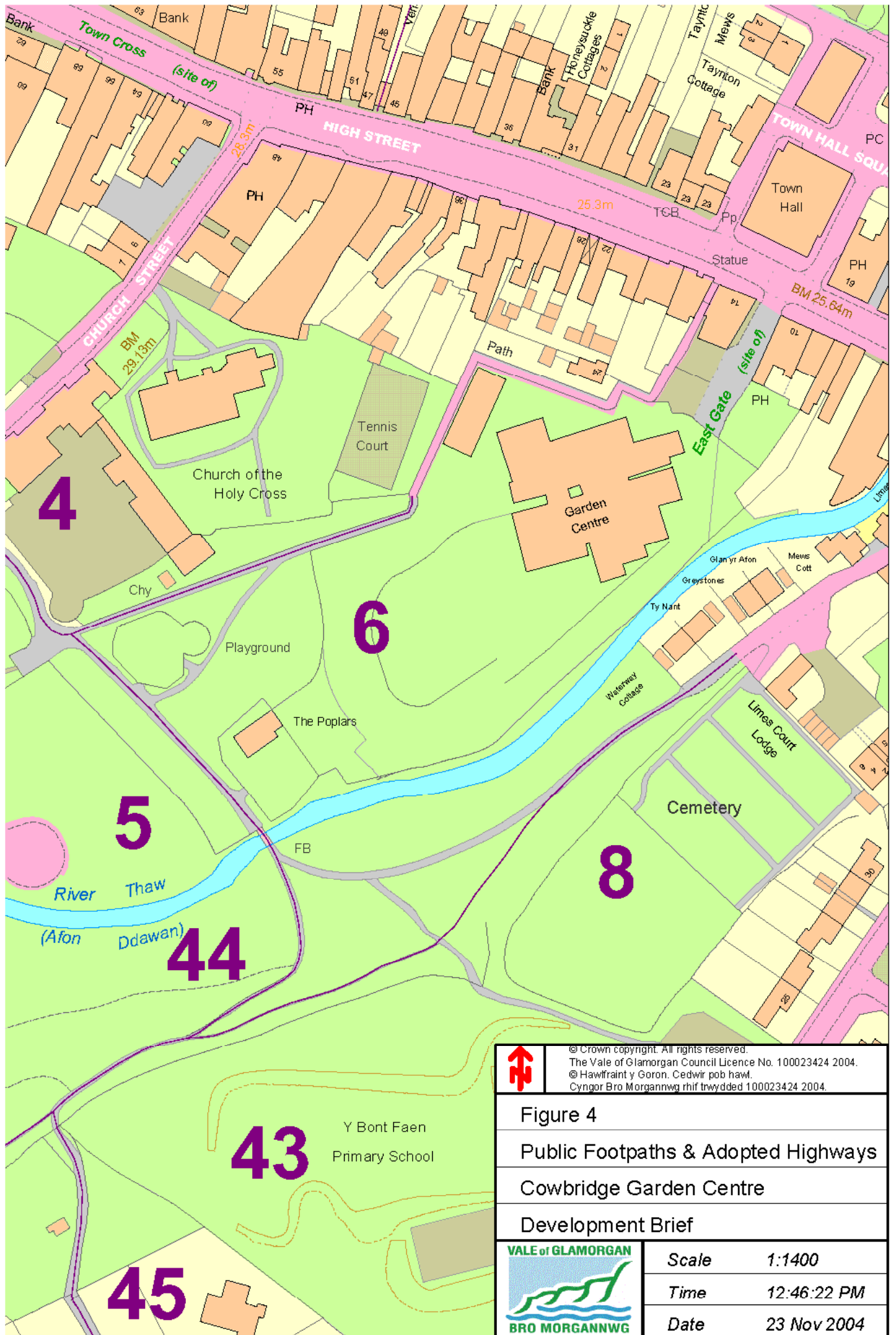
- 4.7.1 **Trees** - There are no existing Tree Preservation Orders (TPOs) within or immediately adjoining the site. However the trees are afforded protection under the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990, as Conservation Area trees.
- 4.7.2 **Footpaths** - A Public Right of Way (No. 6) runs along the south west boundary of the site up to the corner of the tennis courts where it meets an adopted public footpath that runs through the site (See Figure 4 opposite). This footpath offers important pedestrian links within the historic town and any future development of the site must make provision to retain or provide a suitable alternative within the site. Residents of Cowbridge would wish to see the historic footpath, which followed the line of the town wall, reinstated.

Any proposals to stop up or divert the public highway must be approved by the Welsh Assembly under Sections 247 and 253 of the Town and Country Planning Act 1990.

For more information, contact:  
National Assembly for Wales,  
Highways Directorate,  
Cathays Park,  
Cardiff CF10 3NQ.  
Tel. 02920 826498



*Existing adopted footpath through site*



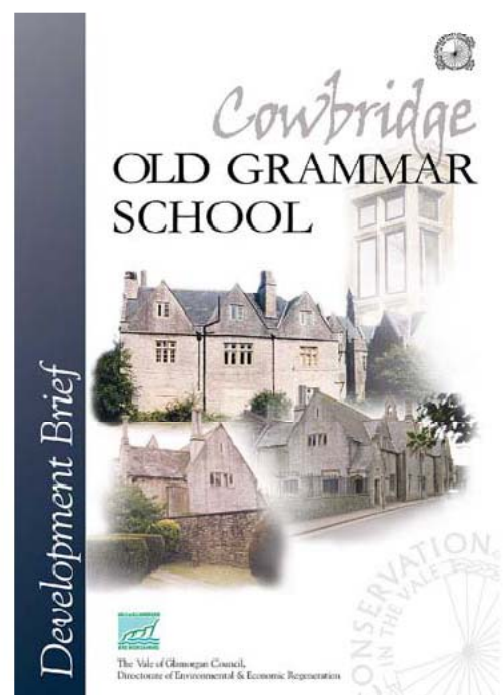
Proposals to stop up or divert adopted public highways must be supported by the Highway Authority. Therefore, they should be contacted by the developer prior to plans being drawn up.

4.7.3 **Nature Conservation** – There are no statutory or non-statutory nature conservation designations on or immediately adjacent to the site. However the site adjoins the tree lined River Thaw, which is a wildlife corridor in the Vale of Glamorgan, known to be used by species protected under the Wildlife and Countryside Act (1981) including Otter, Watervole and Bats. Bats and Otters have additional protection under the Habitats Directive (92/43/EC). The legislation makes it an offence to either intentionally or recklessly damage, destroy or obstruct access to any site used by bats or any place of shelter and protection used by otters. In addition badgers may be present on the site in areas of undisturbed woodland. Badgers and their setts are protected under the Protection of Badgers Act (1992).

4.7.4 A bat survey should be submitted with any development proposals, to include: a foraging survey of the woodland on site; roost surveys of any trees which are to be impacted upon by the proposed scheme and which may offer potential bat roosting sites; an assessment of impacts on any bat populations on site; and mitigation measures as appropriate and informed by the findings of the survey. A badger survey should be submitted with any development proposals, to include an assessment of any impacts on badgers on site and mitigation measures as appropriate and informed by the findings of the survey. Should the Thaw river corridor be impacted upon by any development proposals, surveys of water vole and otter, would be required. Further surveys could be necessary in the event that the developer becomes aware of any other protected species on site.

#### 4.8 Other Related Proposals

- 4.8.1 Church Street – Proposal for Walled Garden as a public recreational area approved. (Planning reference 04/00969/FUL)
- 4.8.2 Cowbridge Grammar School – Development Brief adopted for redevelopment of the site. Planning application and listed building consent are



currently being assessed by the Council (Planning Reference 04/01 468/FUL & 04/01 509/LBC).

- 4.8.3 Bridge Garage – Redevelopment of site for 8 dwellings and associated car parking and landscaping. (Planning Reference 03/00086/FUL)
- 4.8.4 The Limes – Redevelopment to provide for 10 retirement apartments. Planning application currently being considered by the Council (Planning Reference 04/01 105/FUL).
- 4.8.4 Environment Agency Flood Alleviation Scheme to the north of Cowbridge. Planning application anticipated.

## 5 THE PLANNING POLICY CONTEXT

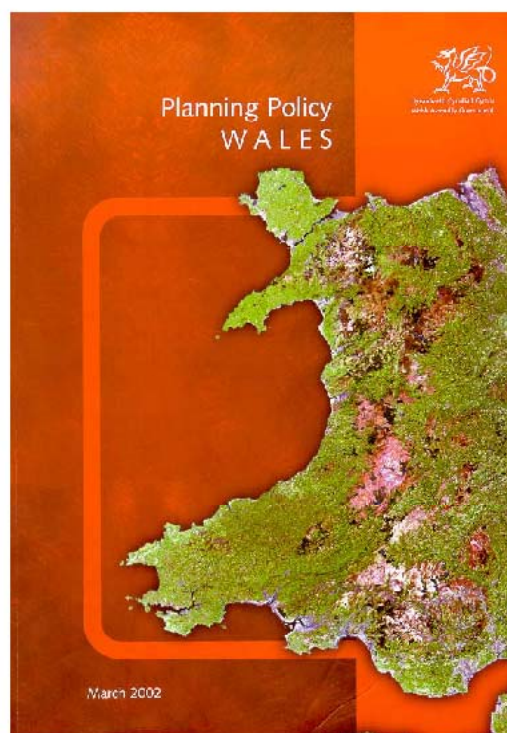
5.1 National Planning Guidance is contained within Planning Policy Wales (2002). In addition, the following Technical Advice Notes (TANs) are considered to be relevant to this development site:

- TAN 2: Planning and Affordable Housing (1996)
- TAN 4: Retailing and Town Centres (1996)
- TAN 8: Renewable Energy (1996) & Draft TAN 8 (2004)
- TAN 12: Design (2002)
- TAN 15: Development and Flood Risk (2004)
- TAN 18: Transport (1998)

5.2 The Development Plan for the area consists of the approved South Glamorgan Structure Plan, Proposals for Alteration No. 1 (1989) and the adopted Cowbridge Local Plan (1986).

5.3 In addition, the Vale of Glamorgan Unitary Development Plan Deposit Draft 1998 (as amended 2004) (UDP), has been adopted by the Council for Development Control purposes (minute no. 244) and represents a significant material consideration due to its advanced stage of preparation. Any applications for development would be assessed in relation to the policies contained within all of these documents. The relevant Development Plan policies are attached at Appendix B.

5.4 The following documents would also be relevant to any planning application on the site:



- Draft Cowbridge with Llanblethian Conservation Area Appraisal (1995);
- The South Wales Parking Guidelines (summarised at Appendix C).
- Trees and Development SPG
- Amenity Standards SPG

## 6 PLANNING POLICY STATEMENT

6.1 This brownfield site lies within the residential settlement boundary of Cowbridge, as identified in the Local Plan and UDP. Therefore the principle of redevelopment of this site would be acceptable for the following uses, amongst others:

- Residential (C1, C2, C3);
- Small scale offices (A2, B1);
- Community Uses (D1);
- Retail (A1); and
- Leisure (A3, D2)

Nevertheless, each proposal would be determined on its own merit with due regard to the criteria contained within the relevant Development Plan policies (see Appendix B) and subject to the Environment Agency's approval (see Section 4.4).

6.2 The Council considers that the development site should accommodate a mixed use development. Paragraph 6.1.1 of the Conservation Area Appraisal states that central to the character of the Conservation Area is the mixed use of many properties along the principal road frontage. The benefit of having a combination of uses within the scheme would be that the site could contain a variety of buildings and spaces of varying form and scale, thus creating a lively and exciting mix within the development. If a mixed use scheme is proposed, the developer will be expected to provide a fully integrated scheme whereby the different uses harmonise together both within the site and with the surrounding uses adjoining the site.

6.3 The Council considers that the redevelopment of this site would be consistent with the principles of sustainability. The previously developed site is located in an existing vibrant town centre, where the proximity to local facilities reduces the need to travel for future users.



*Cowbridge High Street  
(looking east to Town Hall)*

- 6.4 As the site lies within the Cowbridge with Llanblethian Conservation Area, in accordance with Local Plan policy 4 and UDP policy ENV18, proposals for new development must preserve or enhance the character of the Conservation Area, particularly in terms of scale, design, layout, materials, patterns of use, areas of open space and landscaping.
- 6.5 The Local Planning Authority would be likely to place a condition on any grant of planning consent to remove the standard permitted development rights under the Town and Country Planning (General Permitted Development) Order 1995. This would enable the Council to control future development on the site, to prevent minor alterations and extensions harming the overall quality of the scheme.

## 7 DEVELOPMENT AND DESIGN PRINCIPLES ON SITE

7.1 ***The Council expects a high quality scheme of redevelopment for the site, which respects its setting within the historic town, whilst adding to the vitality and viability of Cowbridge as an important market town within the Vale of Glamorgan.***

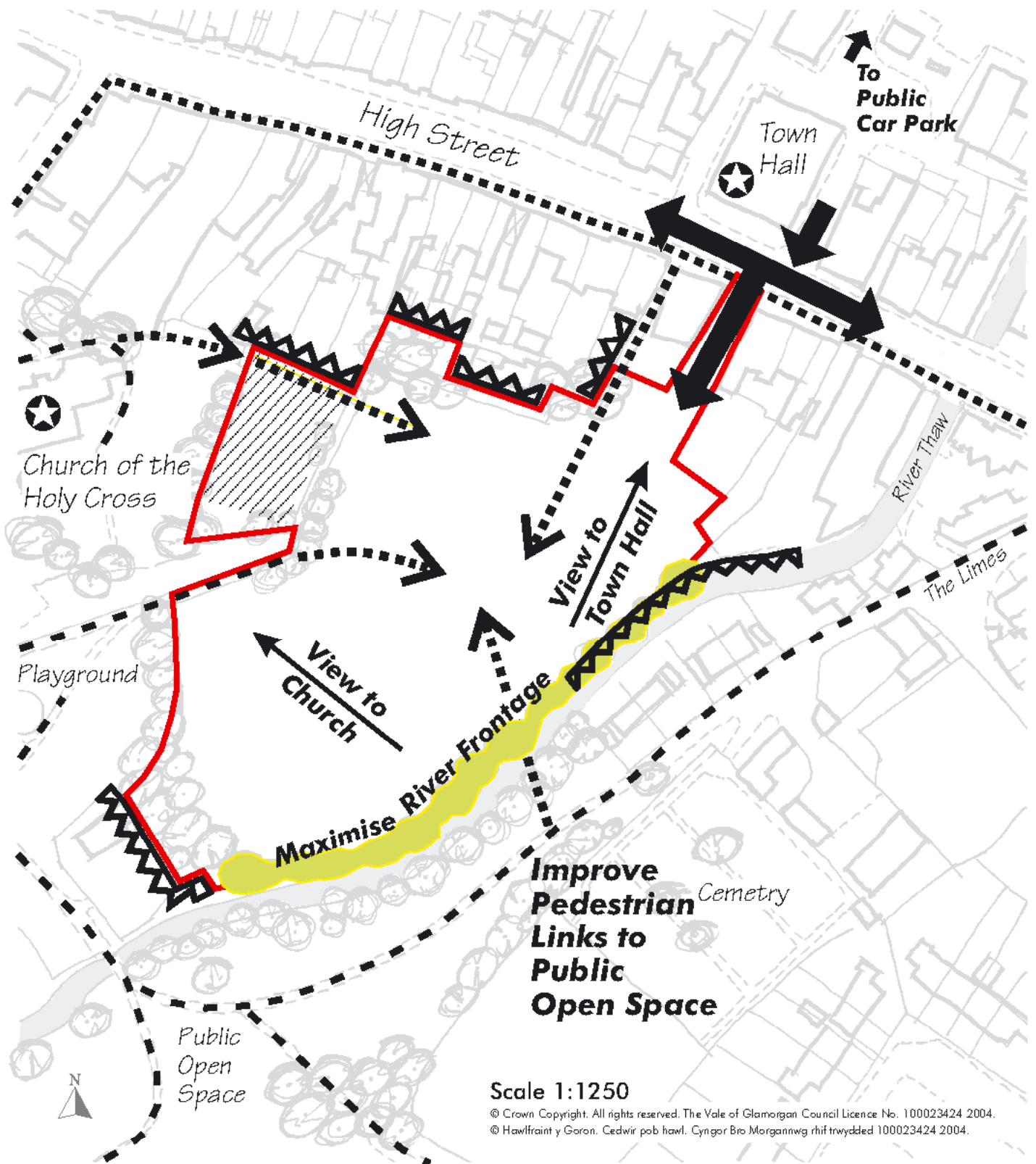
7.2 The redevelopment scheme must fit into the **context** of the site. Importantly, the scheme must recognise that the site has a secondary position in relation to the buildings fronting High Street. Any new build on the site must recognise this relationship, particularly in terms of **scale**; therefore, the Council would resist developments exceeding 2.5 stories in height on this site. The Council will consider where appropriate the use of roof spaces to include accommodation.

7.3 The natural feature of the **River Thaw**, which forms the eastern boundary of the site, must be embraced in the redevelopment scheme. In the interest of nature conservation and visual amenity, the existing woodland, scrub and bank-side vegetation along this stretch of the river should be protected and enhanced and a riverside buffer zone should be incorporated into any development proposals. This buffer zone could have a dual role in providing public open space within the site.



*Cowbridge High Street  
(south side at entrance to site)*

# Opportunities/Constraints



Scale 1:1250

© Crown Copyright. All rights reserved. The Vale of Glamorgan Council Licence No. 100023424 2004.  
© Hawlfraint y Goron. Cedwir pob hawl. Cyngor Bro Morgannwg rhif trwydded 100023424 2004.

— Site Boundary

--- Existing Pedestrian Routes

▄▄▄ Boundaries where privacy is to be maintained / improved

Cowbridge Garden Centre  
— Development Brief —

■ Provide/maintain Landscape Buffer along river front

▄▄▄ Potential Pedestrian Route

▄▄▄ Intimate Space to be maintained



★ Landmark Buildings

Figure 5

7.4 The **public open space**, which lies beyond the River Thaw, could be complementary. The Council would wish to see the pedestrian linkages to this space maximised and this may be possible by the addition of a second footbridge over the river to the open space beyond. The public open space to be provided within the development site would be ideally located adjacent to the River Thaw to maximise its amenity value.



*Public open space to south east of site*

7.5 The **built form** of the new development should take its lead from the existing built form in Cowbridge and therefore it is anticipated that the scheme would have relatively high densities with strong building lines. The built form should be designed to maximise important **vistas** such as the tower of Holy Cross Church, or the Town Hall clock tower. Suitable boundary treatments should be used to reinforce the built form and street pattern. The site requires a strong building frontage upon entrance into the site to lead pedestrians and vehicles into the site from High Street.

7.6 Along High Street there is a variety of building type where the early houses built parallel to the road contrast with those built gable end to the street. The juxtaposition of each house type provides a varied profile to the High Street with variety evident in skyline, chimney and the contrast of gable and pitch fronting the road. Despite the similarity in proportion and materials there is a rich evidence of decoration around door ways and windows which give each plot its own particular character and interest to the passer-by. This variation should be echoed as far as possible in the redevelopment of the garden centre site.



*Cowbridge High Street (view west, north side)*

7.7 At present, the south-western half of the site is fairly quiet and enclosed, a trend which is emphasised by the adjoining land uses including residential gardens, open space and the Holy Cross Church. Existing features such as trees, hedges and historic stone walls, create intimate spaces in this part of the site therefore the Council would wish to see such features retained in any redevelopment proposal.



*Historic stone wall along boundary of Grammar School Tennis Court*

7.8 The site benefits from an intimate setting and is an ideal size to create a distinctive **sense of place**. Therefore development proposals will be expected

to include landmark features in the development to create a sense of place for future users and encourage a sense of community ownership of the future development.

- 7.9 The form of development around the perimeter will be particularly important. The scheme should embrace the areas beyond the site rather than turning its back on them. Similarly, within the development the buildings must face onto any streets or public open spaces to ensure live frontages. Shared areas, communal open space and car parking areas must also relate well to their user buildings. These measures can also help to tackle crime through informal surveillance.
- 7.10 Any new development on the site will provide for adequate **landscaping**; its type and quantity will depend very much on the proposed use. To this end, developers should make effective use of the existing trees and shrubs on site and add to them with planting which is likely to become well established within the scheme yet relatively easy to maintain. Development proposals must aim to retain the existing woodland character of the site as far as possible, in particular through the planting and retention of canopy trees.
- 7.11 Developers will be encouraged to put forward a scheme that encapsulates high quality **innovative modern design**, which takes account of the context of the site within the historic town and the character of the Conservation Area. The Council will not look favourably upon schemes that represent a pastiche of existing buildings in the vicinity of the site. It is required that future applications for planning consent be accompanied by a Design Statement.
- 7.12 Within Cowbridge, key buildings such as the Town Hall, the Grammar School and the Church are stone finished, however the majority of context buildings are render finished. The Council would resist buildings being finished in part stone and part render, which would detract from the character of the Conservation Area. Contemporary finishes such as glass and stainless steel would be considered by the Council and encouraged where appropriate. In addition, the Council would insist upon the use of sympathetic finishes for road and footpath surfaces, to be agreed by the Highway Authority, which are

appropriate for this important Conservation Area site.

7.13 Much of Cowbridge's charm and character is derived from the connections between the busy High Street and the smaller alleyways and courtyards leading from it. The development of the Garden centre site should recognise and enhance these links. The site is well located for **local amenities** including shops, restaurants, local schools and recreation areas. This advantageous position must be enhanced by ensuring that **pedestrian and cycle links** from the site to such facilities are maximised. The Council would consider the suitability of shared provision for cyclists and pedestrians where necessary. The Council would wish to see good quality **signage** within the site directing users to nearby facilities, and adequate **lighting** must be provided to ensure footpaths / cycle ways are safe and used to their full potential (PPW paragraph 8.2.1) However, consideration should also be given to the conservation of wildlife habitats in the vicinity, particularly with the introduction of new lighting. Desire lines and linkages with the existing road and pedestrian routes must be established within the new development. Any proposal for retail, leisure or other development widely used by the public, must make adequate provision for pedestrians including car free areas. Such areas should have facilities and street furniture that make them usable quality spaces within the development.



*Courtyard at rear of properties on High Street adjacent to site*

7.14 Paragraph 2.4.1 of the Conservation Area Appraisal highlighted that the east-west movement of traffic through the town is unrelenting and is intensified by the continued requirement for access to town centre uses and north-south routes to Llantrisant, St. Athan and Llantwit Major. The town, therefore, remains part of the strategic highway network of the Vale on which many commercial uses in the town are dependent. **Vehicular access** to the site is restricted to the existing access onto High Street. This is already a busy junction opposite the Town Hall and public car park beyond. In addition, bus stops and a zebra crossing add to the traffic flow problems currently experienced in this area. Where the future development of this site causes significant increases in traffic, works may be required to ease traffic problems at this junction. Where new



*Existing vehicular access to site on High Street*

infrastructure is proposed, it must respect the character of the Conservation Area. Where residential development is proposed over 5 dwelling units, the Highway Authority would seek to adopt the access road and therefore it must be provided to adoptable standards.

7.15 **Pedestrian access** currently exists alongside the vehicular access from High Street, however there is significant scope to introduce additional pedestrian access points from various locations on the boundary of the site. The Council will seek to maximise pedestrian permeability within and surrounding the site and any development proposals must therefore reflect this aim in their layout proposals. The Council would be particularly keen to see the addition of a further pedestrian footway over the River Thaw to access the site from the public open space beyond.



*Existing footbridge over the River Thaw adjacent to The Poplars*

7.16 The redevelopment scheme should pay due regard to the principles of **secured by design**, in particular high levels of natural surveillance should be provided within the site and to the public areas beyond. Vehicular parking areas must relate well to their user buildings and should be landscaped appropriately not to obscure surveillance. Pedestrian throughways should be at least 2.5m wide where possible, they must be well lit and have boundary treatments that add to both a perception and reality of safety. Defensible space, such as semi-private front gardens, should be provided between private and public areas.



*Semi private front gardens to cottages at The Limes, Cowbridge*

7.17 In accordance with the Council's adopted **Amenity Standards** SPG, the redevelopment of the site for residential use would have to include adequate amenity space to serve the needs of future occupiers. In self-contained housing, developers should aim to provide a minimum of 1m<sup>2</sup> of amenity space per 1m<sup>2</sup> of the gross floor area of the dwelling. In flatted developments, developers should aim to provide a minimum of 20m<sup>2</sup> amenity space per person. A relaxation of these standards may be considered if the quality of the overall scheme justifies lower provision, given the context of the site within the historic town in close proximity to public open space.

7.18 **Car and cycle parking** must be provided in accordance with the Council's adopted standards but must not undermine the overall quality of

development. Communal areas for parking to the rear of properties may offer an opportunity for discrete facilities, provided they are secure and relate well to the user buildings. Facilities must also be provided for visitors and disabled people. A summary of the parking standards can be found at Appendix C.

7.19 **Public parking** provision would be a material consideration in any planning application on the site given its location in the commercial core of Cowbridge. Where parking is to be provided in association with on site uses in accordance with the Council's approved parking guidelines, the Council would wish developers to manage the public parking within the site to serve the rest of the town centre, to ensure its vitality and viability is maintained. It may be appropriate to enter a legal agreement to ensure that a suitable parking system is provided within the new development.



*Existing car parking serving Hurren's Garden Centre*

7.20 The future redevelopment of the site must pay due regard to the current levels of privacy and quiet amenity enjoyed by the residents of neighbouring properties. The Council, as local planning authority, will not accept proposals that harm the reasonable amenities of present or future occupiers of these dwellings.



*Private dwellings on The Limes adjoining the site*

7.21 In accordance with the advice contained within TAN 8 and TAN 12, the Council would encourage the future development of the site to follow the principles of sustainability and resource efficiency. The future development should be constructed to a high standard of energy efficiency and suitable renewable energy technologies should be incorporated wherever reasonably feasible. Layout and individual building design should be composed with full regard to the principles of sustainability.

7.22 Based upon the design parameters set out in this brief, developers are encouraged to put forward imaginative proposals appropriate to this unique and special site.

## 8. PLANNING CONTRIBUTIONS

8.1 **Public Open Space** - If the site is developed for residential use, the Council would seek high quality, usable, public open space provision within



*No. 24 High Street adjoining the site*

the site in accordance with UDP Policy REC 3, equating to 10% of the site area. The area of public open space would ideally be located adjacent to the River Thaw to maximise the river frontage. The inclusion of an additional footbridge over the River Thaw to the public open space beyond would be encouraged by the Local Planning Authority to improve access to local facilities. Given the location of the site within close proximity to existing recreational areas, the amount of open space and private amenity space required on site may be reduced alongside proposals to improve access to and the quality of the existing open space provision.

A detailed scheme for the public open space should be submitted with the planning application showing appropriate landscaping, seating areas, litter bins, street lighting and railings. The Council would encourage contemporary finishes where appropriate. The street furniture must respect the context of the site and preserve or enhance the character of the Conservation Area, in accordance with UDP policies ENV15 and ENV18. The Council would wish to adopt the open space provision within the site to ensure its future maintenance therefore the scheme must be carried out to adoptable standards and the Developer would be required to contribute commuted sums for the maintenance of the area for a 20 year period.

- 8.2 **Public Art** – The Council has formally adopted a policy to seek a minimum of 1% of the costs of development for public art (minute no. C905). This percentage for art fund will be set aside for works of art complementary to or integrated within the development.
- 8.3 **Affordable Housing** – UDP Policy HOUS13 does not cover housing developments of less than 50 units and is therefore unlikely to apply in this case. However, any residential development proposed at the site must recognise the need to provide a range and choice of different dwelling type and size, to meet the needs of various households.
- 8.4 **Public Transport, Footpaths and Cycle Paths** - The Council will encourage the developer to improve pedestrian and cycle links in the vicinity of the site, and the re-development scheme must incorporate

adequate cycle parking to serve the needs of future users of the site, in accordance with the Council's adopted standards (see Appendix C).

In accordance with PPW (paragraphs 8.7.1 and 8.7.5) and TAN 18 'Transport' (paragraphs 10, 21 and 32) commuted sums may be sought to contribute towards improvements in public transport, walking and cycling provision to meet the needs of future users. In accordance with national guidance, any such contributions must be necessary, relevant to planning, directly related to the proposed development, fairly and reasonably related in scale and kind to the proposed development, and reasonable in all other respects. One option would be to seek the developer's assistance to upgrade the existing bus stop provisions in Cowbridge to make public transport more accessible for all users.

- 8.5 **Highways** – The Council will seek 19 years commuted sums, after an initial 12 month maintenance period, to ensure the adequate maintenance of the adopted highways (including footpaths) within the scheme, which depart from the standard highway construction. These sums must take full account of the fact that enhanced finishes and materials will be used due to the sensitive nature of the site within the key area of the Cowbridge with Llanblethian Conservation Area.

The developer will be expected to submit a traffic impact assessment with the planning application and depending on the results, works may be required to improve the access to the site and the highway network in the immediate vicinity of the site. The Council will pursue any necessary works through a Section 106 (Town and Country Planning Act 1990) and / or Section 278 (Highway Act 1980) legal agreement.

## 9 CONSULTATIONS

- 9.1 The significance of the site means that any planning application will be subject to considerable consultation, to ensure that the proposed development of the site is in the wider public interest.
- 9.2 This brief has benefited from consultation with the following:

- Environment Agency (Wales)
- Glamorgan Gwent Archaeological Trust
- Utility Services: Transco, Western Power Distribution, Dwr Cymru Welsh Water
- Cowbridge with Llanblethian Town Council
- Cowbridge and Llanblethian Residents Group
- Cowbridge and District Local History Society
- Adjoining owner / occupiers
- Holy Cross Parish Church representatives
- The Highway Authority
- The Vale of Glamorgan Council's Biodiversity Officer
- The Vale of Glamorgan Council's Tree Officer (Development Control)
- The Vale of Glamorgan Council's Parks and Grounds Maintenance Operational Manager

These parties will also be re-consulted on any forthcoming planning application received for the site.

- 9.3 The Local Planning Authority will also consult with the Design Commission for Wales during the planning application stage.

## 10 SUBMISSIONS FOR PLANNING PERMISSION AND CONSERVATION AREA CONSENT

- 10.1 The Council will strongly resist the partial redevelopment of the site. Therefore, a single, full planning application for the redevelopment / re-use of the whole site is required. Applications for **Planning Permission** must provide a full range of detail to enable the development to be fully evaluated in its context; outline applications will not be accepted.

- 10.2 In addition to the standard plans, the local planning authority will require the following:

- A survey of existing ground levels on site with cross sections showing the variations, including details of adjacent land at Holy Cross Church, the River Thaw, 'The Poplars' and High Street;
- A survey of existing building heights including adjacent properties, showing slab levels and ridge heights;
- Plans of proposed ground levels on site with cross sections showing the adjacent land at Holy Cross Church, the River Thaw, 'The Poplars' and High Street;

- Contextual plans of the proposed development within the surrounding street scape; and
- A landscaping scheme to include plans indicating all existing trees, hedgerows and other planting features within the site development area, and plans of newly proposed planting schemes.

10.3 The Council will also require the following site-specific surveys to be undertaken and for the resulting information to be provided with any planning submission:

- An archaeological field evaluation (as detailed in paragraph 4.6);
- A bat survey (as detailed in paragraph 4.7.5);
- A badger survey (as detailed in paragraph 4.7.5);
- A Traffic Impact Assessment (to include a Stage 1 Road Safety Audit justifying road junction proposed);
- A Land Contamination Investigation, including a quantitative risk assessment and details of remediation works where necessary, to be agreed by the local authority.
- A flood consequences assessment (as detailed in TAN 15); and
- A full tree survey including details of those trees to be removed or retained (in accordance with the Trees and Development SPG).

10.4 A design statement will need to accompany the application to explain the principles of development, how these reflect the setting of the historic town, and how they relate to the principles laid down in this Development Brief. It may also be useful to provide artist impressions of the proposed development within its setting.

10.5 The demolition of existing buildings and structures on the site will be the subject of a separate application for Conservation Area Consent under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The application for Conservation Area Consent will not be determined unless it is accompanied by a full application describing the future form of development on the land, which is acceptable to the Local Planning Authority.

## FURTHER ENQUIRIES

Steve Butler – Senior Planner (Development Control)  
Tel: 01 446 - 704624

Victoria Creed – Senior Planner (Planning Policy)  
Tel: 01 446 - 704668

Nick Lloyd – Principal Planner (Conservation & Design)  
Tel: 01 446 - 704626

Vale of Glamorgan Council,  
Dock Office,  
Barry Dock,  
Barry,  
CF63 4RT.

[Planning&transport@valeofglamorgan.gov.uk](mailto:Planning&transport@valeofglamorgan.gov.uk)

### Useful Contacts

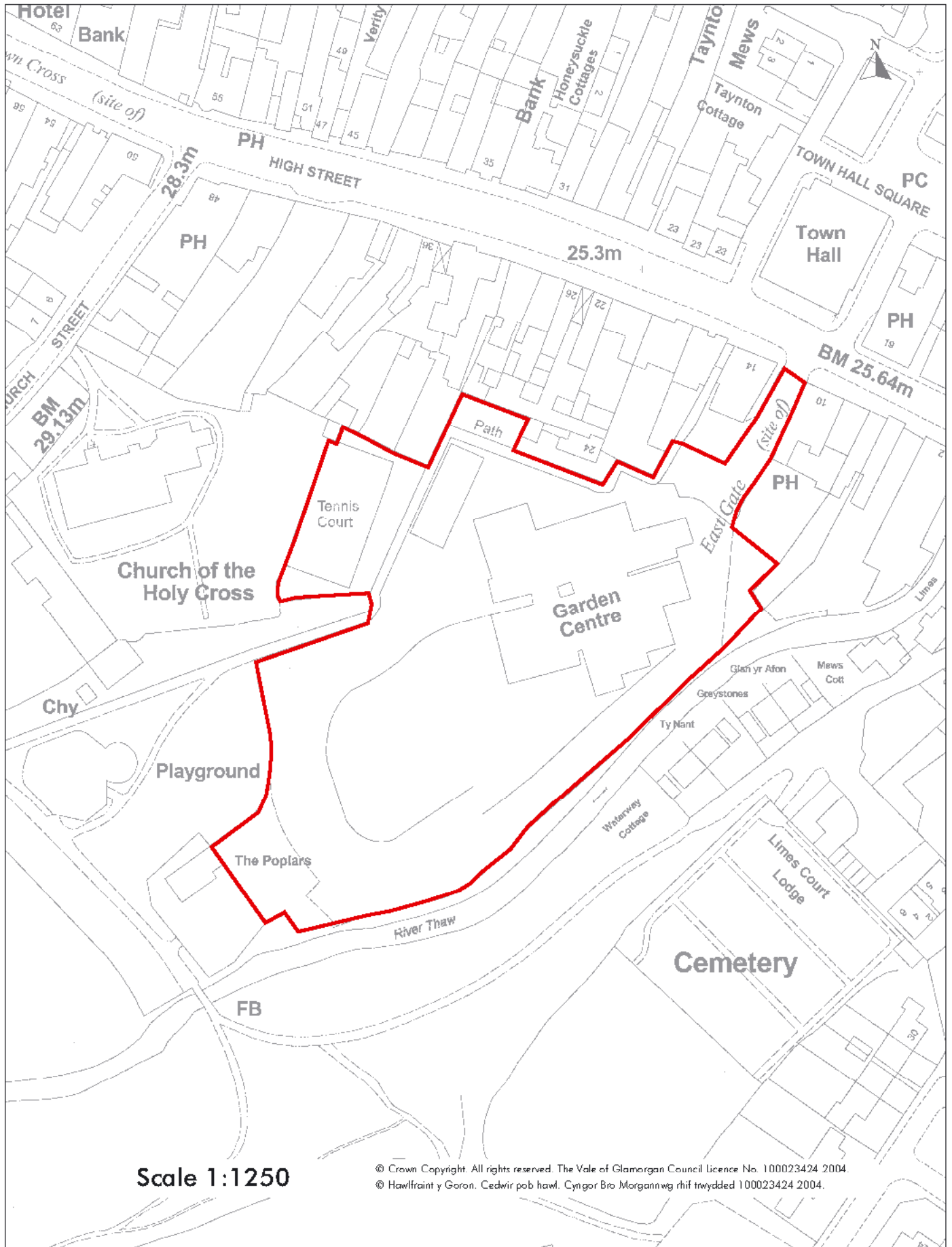
Glamorgan Gwent Archaeological Trust Ltd.,  
Heathfield House,  
Heathfield,  
Swansea SA1 6EL.                      Tel. 01792 - 655208

Environment Agency (Wales),  
Rivers House,  
St Mellons Business Park,  
Cardiff,  
CF3 0EY.                                      Tel. 08708 - 506506

## APPENDIX A

### Site Plan







## APPENDIX B

### Development Plan Policies



## South Glamorgan Structure Plan, Alteration No. 1 (1989)

- POLICY E10 (Small Businesses)

FAVOURABLE CONSIDERATION WILL BE GIVEN TO THE PROVISION OF A RANGE OF SUITABLE SITES AND PREMESIS FOR THE ESTABLISHMENT AND GROWTH OF SMALL BUSINESSES.

- POLICY E11 (Conversion and Rehabilitation)

CONVERSIONS OF OLD INDUSTRIAL AND OTHER SUITABLE BUILDINGS FOR NEW BUSINESS USES WILL BE FAVOURED, SUBJECT TO ENVIRONMENTAL CONSIDERATIONS.

- POLICY E22 (Small Scale Offices)

SMALL SCALE OFFICE DEVELOPMENT OF UP TO 1,000 SQ.M. WILL ONLY BE FAVOURED IN MEDIUM SCALE OFFICE LOCATIONS AND OTHER DISTRICT CENTRES IN CARDIFF AND THE VALE OF GLAMORGAN. THE FOLLOWING SHOULD BE TAKEN INTO ACCOUNT WHEN SUCH PROPOSALS ARE CONSIDERED:

- (i) THE IMPACT THAT SUCH DEVELOPMENT WOULD HAVE ON CONSERVATION AREAS;
- (ii) THAT SUCH DEVELOPMENT WOULD NOT CAUSE UNACCEPTABLE TRAFFIC CONDITIONS.

- POLICY H8 (Limited Housing Development)

LIMITED HOUSING DEVELOPMENT WILL BE FAVOURED WITHIN AND ADJOINING LLANTWIT MAJOR AND COWBRIDGE, TAKING INTO ACCOUNT THE PROVISIONS OF POLICIES H17 AND H18.

THE FOLLOWING CRITERIA SHOULD BE TAKEN INTO ACCOUNT WHEN SUCH PROPOSALS ARE CONSIDERED:

- (i) THE SCALE OF EXISTING COMMITMENTS AND THEIR AVAILABILITY;
- (ii) THE LIKELY IMPACT ON GOOD QUALITY AGRICULTURAL LAND; ON AREAS OF ATTRACTIVE LANDSCAPE AND HIGH QUALITY TOWNSCAPE, AND ON AREAS OF HISTORICAL, ARCHAEOLOGICAL OR ECOLOGICAL IMPORTANCE;
- (iii) THE DEVELOPMENT OF SITES SHALL NOT MAKE UNDUE DEMANDS ON THE PROVISION OF FACILITIES, INFRASTRUCTURE AND SERVICES;
- (iv) THE SITES SHALL BE SUITABLE FOR DEVELOPMENT IN LOCAL ENVIRONMENTAL TERMS.

- POLICY H11 (Household Structure and Needs)

THE LOCATION, TYPE AND DENSITY OF NEW DEVELOPMENT WILL BE ENCOURAGED TO HAVE REGARD TO THE NEEDS, NOT ONLY OF FAMILIES WITH CHILDREN BUT ALSO OF SMALLER HOUSEHOLDS, ELDERLY PEOPLE, SINGLE PEOPLE INCLUDING STUDENTS, THE DISABLED AND OTHER SPECIAL GROUPS.

- POLICY H17

CONSIDERATION WILL BE GIVEN TO THE SITING IN APPROPRIATE LOCATIONS IN AND ADJOINING TOWNS AND VILLAGES AND PROPOSED NEW SETTLEMENTS OF A LIMITED NUMBER OF INDIVIDUALLY DESIGNED RESIDENCES COMMANDING HIGH STANDARDS OF PRIVACY AND SPACE. THESE MAY BE SITED EITHER SINGLY OR IN SMALL LOW DENSITY GROUPS IN LOCATIONS WHICH DO NOT PREJUDICE POLICIES FOR THE PROTECTION OF SITES OF SPECIAL SCIENTIFIC INTEREST, NATURE RESERVES, CONSERVATION AREAS, THE HERITAGE COAST AND OPEN COUNTRYSIDE.

- POLICY H18

WHEREVER POSSIBLE EXISTING RESIDENTIAL AREAS CHARACTERISED BY HIGH STANDARDS OF PRIVACY AND SPACIOUSNESS WILL BE PROTECTED AGAINST OVER DEVELOPMENT AND INSENSITIVE OR INAPPROPRIATE INFILLING.

- POLICY M2 (Pedestrians, Public Transport Operators and Users, and Cyclists)

THE REQUIREMENTS OF PEDESTRIANS, TRANSPORT OPERATORS AND USERS AND CYCLISTS WILL BE INCORPORATED IN NEW DEVELOPMENTS, MAJOR RECREATION AREAS AND IMPROVEMENTS TO EXISTING SHOPPING CENTRES. IN PARTICULAR, PEDESTRIAN FACILITIES WILL CONTINUE TO BE IMPROVED IN THE CENTRAL AREA OF CARDIFF AND NEW MEASURES WILL BE INTRODUCED IN BARRY AND IN OTHER CENTRES AS APPROPRIATE.

- POLICY M12 (Parking Facilities)

PARKING FACILITIES WILL BE RELATED TO THE TYPE OF LAND USE, ITS DENSITY AND LOCATION THROUGHOUT THE COUNTY. IN PARTICULAR, IN CARDIFF CENTRAL AREA, NON-OPERATIONAL, SHORT-STAY PARKING SHOULD BE PROVIDED TO MEET THE REQUIREMENTS OF SHOPPERS, BUSINESS CALLERS AND MEMBERS OF THE PUBLIC; THE CONTROL OF NON-OPERATIONAL LONG-STAY COMMUTER PARKING SHOULD BE RELATED TO PUBLIC TRANSPORT AND THE CAPACITY OF THE HIGHWAY NETWORK.

- POLICY S1 (New Shopping Development)

THERE SHALL BE A PRESUMPTION IN FAVOUR OF CONCENTRATING FURTHER SHOPPING DEVELOPMENT WHERE:

- (i) IT IS WITHIN OF ADJACENT TO ESTABLISHED SHOPPING CENTRES; OR
- (ii) IT IS WITHIN PROPOSED DISTRICT CENTRES; OR
- (iii) IT PROVIDES LOCAL FACILITIES IN AREAS OF DEFICIENCY;

SUBJECT TO CONSIDERATION OF THE FOLLOWING CRITERIA:

- (a) THE FEASIBILITY OF FURTHER SHOPPING DEVELOPMENT, HAVING REGARD TO THE CATCHMENT AREAS AND THE IMPACT ON EXISTING SHOPPING FACILITIES;
- (b) THE TRADING POTENTIAL OF THE ESTABLISHED CENTRES, HAVING REGARD TO THE ADEQUACY OF THE PUBLIC TRANSPORT SYSTEM, THE HIGHWAY NETWORK, CAR PARKING PROVISION AND SERVICING FACILITIES;

- (c) ACCESSIBILITY TO PUBLIC TRANSPORT NODES;
- (d) THE COMPATIBILITY OF NEW DEVELOPMENT IN CIVIC DESIGN AND ARCHITECTURAL TERMS TO A PARTICULAR LOCATION AND SETTING, PARTICULARLY HAVING REGARD TO THE CHARACTER OF ESTABLISHED CONSERVATION AREAS;
- (e) THE AMENITY OF NEIGHBOURING RESIDENTIAL AREAS.

- POLICY EV15 (Sites and Buildings of Archaeological Interest)

SITES AND BUILDINGS OF ARCHAEOLOGICAL INTEREST WILL BE PROTECTED BY MANAGEMENT MEASURES AND THE CONTROL OF NEW DEVELOPMENT, AND THE PROVISION WILL BE MADE FOR THE RECORDING AND RESCUE OF IMPORTANT ARCHAEOLOGICAL FEATURES, WHERE THEY ARE TO BE DISTURBED BY NEW DEVELOPMENT.

- POLICY EV16 (Architectural and Historic Buildings and Sites)

THERE WILL BE A PRESUMPTION AGAINST DEVELOPMENT WHICH WILL HAVE AN ADVERSE EFFECT ON THE PROTECTION AND MANAGEMENT OF BUILDINGS, AND FEATURES OF ARCHITECTURAL AND HISTORIC INTEREST.

- POLICY EV19 (Design of New Development)

NEW DEVELOPMENT AND LANDSCAPING SHALL BE OF A STANDARD AND DESIGN WHICH HAS FULL REGARD TO ITS RELATIONSHIP WITH ADJACENT BUILDINGS AND GROUPS OF BUILDINGS, ESPECIALLY WHERE THE DEVELOPMENT IS WITHIN OR ADJACENT TO A CONSERVATION AREA, IMPORTANT TOWNSCAPE OR LANDSCAPE FEATURES.

- POLICY EV20 (Needs of Disabled, Elderly and People with Young Children)

NEW DEVELOPMENT AND ADAPTATIONS TO EXISTING BUILDINGS WILL BE REQUIRED TO MAKE PROVISION AS APPROPRIATE FOR THE NEEDS OF THE DISABLED, ELDERLY AND PEOPLE WITH YOUNG CHILDREN.

- POLICY EV21 (Energy and Microclimate)

IN THE DESIGN AND LAY-OUT OF NEW DEVELOPMENT AND THE ADAPTATION OF EXISTING BUILDINGS THE USE OF PLANNING CONDITIONS WHICH TAKE ACCOUNT OF ENERGY CONSERVATION AND MICROCLIMATE WILL BE EMPHASISED AS APPROPRIATE.

- POLICY EV23 (Heritage and Environmental Awareness)

THERE WILL BE A PRESUMPTION AGAINST DEVELOPMENT WHICH WOULD HAVE AN ADVERSE EFFECT UPON IRREPLACEABLE NATURAL AND HISTORIC FEATURES. MEASURES WHICH INCREASE AWARENESS AND ENJOYMENT OF THE COUNTY'S HERITAGE AND ENVIRONMENT WILL BE IMPLEMENTED.

## Cowbridge Local Plan (1986)

See Plan 1 of the site showing the Commercial Core and Key Conservation Area Boundaries.

- POLICY 3

WITHIN THE PRESENT URBAN AREAS, BUT OUTSIDE THE KEY AREAS OF DESIGNATED CONSERVATION AREAS, INFILLING WILL BE PERMITTED WHERE APPROPRIATE.

- POLICY 4

WITHIN THE KEY AREAS OF DESIGNATED CONSERVATION AREAS INFILLING WILL NOT BE PERMITTED UNLESS IT CAN BE SHOWN TO PRESERVE OR ENHANCE THE UNIQUE CHARACTER OF THOSE AREAS.

- POLICY 5

THE SCALE OF PROPOSED INFILL DEVELOPMENT WILL BE RELATED TO THE SCALE OF THE SITE AND OF SURROUNDING BUILDINGS.

- POLICY 10

PROPOSALS WHICH INVOLVE THE CREATION OF LOCAL EMPLOYMENT WILL BE CONSIDERED ON THEIR MERITS. PARTICULAR ATTENTION WILL BE PAID TO GUIDING AND CONTROLLING DEVELOPMENT TO PROTECT THE QUALITY OF THE ENVIRONMENT OF THE PLAN AREA.

- POLICY 15

FOOPATH ACCESS BETWEEN THE MAJOR RESIDENTIAL AREAS, THE COMMERCIAL CENTRE AND RECREATIONAL FACILITIES IN THE PLAN AREA WILL BE SAFEGUARDED AND IMPROVED.

- POLICY 16

PROPOSALS FOR NEW SHOPS AND OFFICES WITHIN THE DEFINED COMERCIAL CORE WILL BE CONSIDERED MORE FAVOURABLY THAN THOSE OUTSIDE THE COMMERCIAL CORE.

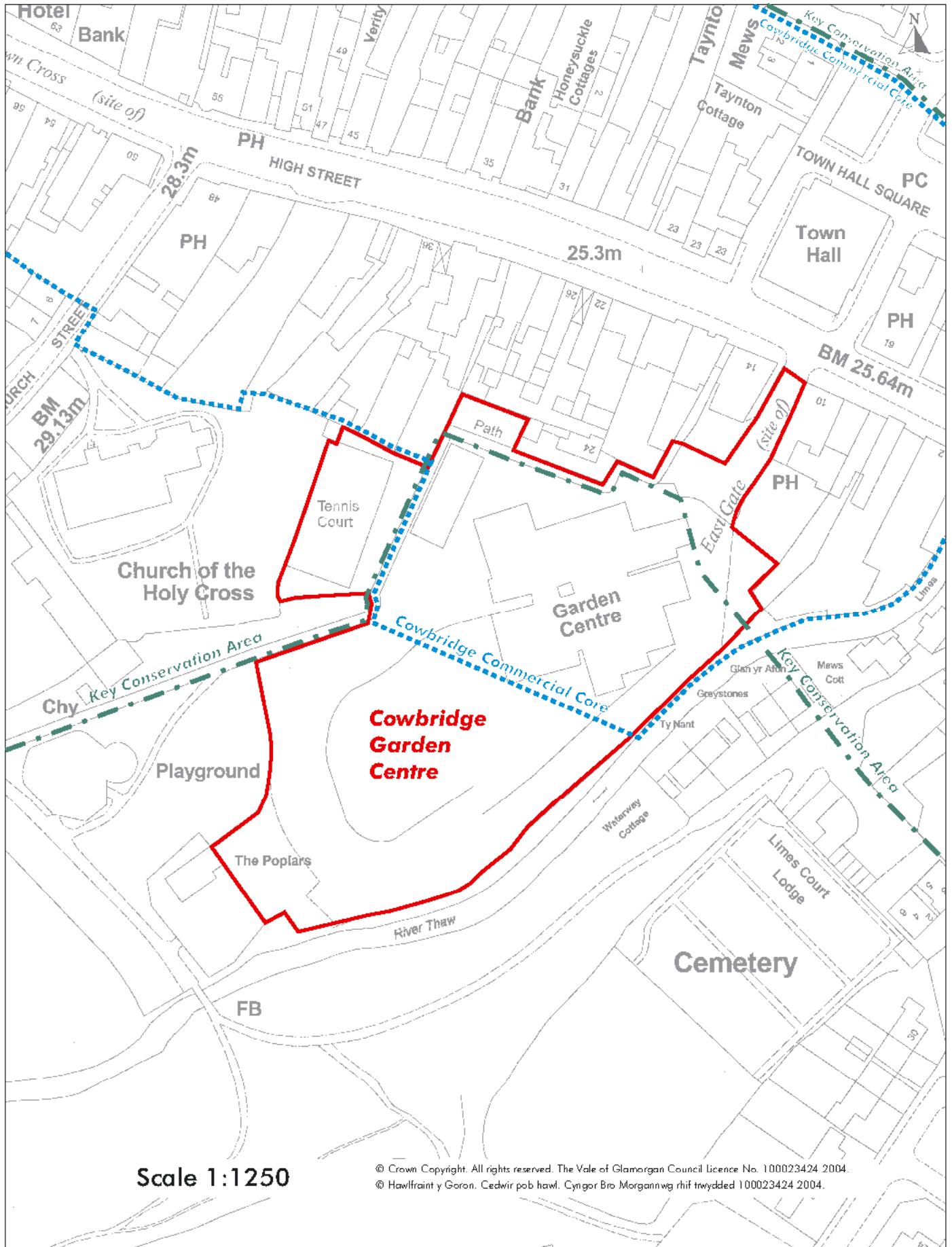
- POLICY 17

PROPOSALS FOR SMALL SCALE OFFICE DEVELOPEMENT WILL BE CONSIDERED FAVOURABLY SUBJECT TO THE ACHIEVEMENT OF RELEVANT ENVIRONMENTAL AND CONSERVATION CRITERIA.

- POLICY 23

WHERE APPROPRIATE, WITHIN NEW AREAS OF HOUSING, THE PROVISION OF SAFE PEDESTRIAN ACCESS TO EXISTING INFORMAL OPEN SPACE OR THE INCLUSION OF SUCH SPACE IN THE SITE LAYOUT WILL BE REQUIRED.

# Cowbridge Local Plan Extract



- POLICY 28

PLANNING PERMISSION WILL NOT BE GIVEN FOR NEW BUILDINGS IN THE COWBRIDGE AND LLANBLETHIAN KEY AREAS AND ABERTHIN CONSERVATION AREA, UNLESS SUPPORTED BY DETAILS OF ELEVATIONS AND MATERIALS.

- POLICY 29

A HIGH STANDARD OF DESIGN WILL BE REQUIRED FOR DEVELOPMENT IN THE CONSERVATION AREAS. IN THE KEY AREAS, DEVELOPMENT WILL NOT BE ACCEPTABLE UNLESS IT PRESERVES OR ENHANCES THE EXISTING CHARACTER.

- POLICY 34

IN BOTH CONSERVATION AREAS SCHEMES TO ADVANCE LOCAL PUBLIC INTEREST IN AND UNDERSTANDING OF THE HISTORIC CHARACTER WILL BE ENCOURAGED.

- POLICY 35

WHERE PROPOSALS FOR DEVELOPMENT MAY AFFECT AREAS OF ARCHAEOLOGICAL INTEREST, EFFORTS WILL BE MADE TO SECURE ADEQUATE TIME AND ACCESS FOR SURVEY, EXCAVATION AND RECORDING.

**Vale of Glamorgan Unitary Development Plan Deposit Draft 1998  
(as amended 2004)**

**Part 1: Strategic Policies**

**POLICY 2**

PROPOSALS WHICH ENCOURAGE SUSTAINABLE PRACTICES WILL BE FAVOURED INCLUDING:

- (i) PROPOSALS WHICH CONTRIBUTE TO ENERGY CONSERVATION OR EFFICIENCY, WASTE REDUCTION OR RECYCLING; POLLUTION CONTROL; BIODIVERSITY AND THE CONSERVATION OF NATURAL RESOURCES;
- (ii) PROPOSALS WHICH ARE LOCATED TO MINIMISE THE NEED TO TRAVEL, ESPECIALLY BY CAR AND HELP TO REDUCE VEHICLE MOVEMENTS OR WHICH ENCOURAGE CYCLING, WALKING AND THE USE OF PUBLIC TRANSPORT;
- (iii) THE RECLAMATION OF DERELICT OR DEGRADED LAND FOR APPROPRIATE BENEFICIAL USE; AND
- (iv) PROPOSALS WHICH IMPROVE THE QUALITY OF THE ENVIRONMENT THROUGH THE UTILISATION OF HIGH STANDARDS OF DESIGN.

**POLICY 6**

TOURISM DEVELOPMENTS WILL BE FAVOURED WHERE THEY:

- (i) ASSIST THE DEVELOPMENT OF THE LOCAL ECONOMY; AND/OR
- (ii) SAFEGUARD OR ENHANCE THE QUALITY OF THE ENVIRONMENT.

**POLICY 9**

THE VITALITY, ATTRACTIVENESS AND VIABILITY OF EXISTING TOWN, DISTRICT AND VILLAGE SHOPPING FACILITIES WILL BE PROTECTED AND ENHANCED.

**Part 2: Detailed Policies**

**POLICY ENV 6 - WATER RESOURCES**

RIVER, OTHER INLAND WATERS AND UNDERGROUND WATER RESOURCES WILL BE SAFEGUARDED. DEVELOPMENTS WHICH IMPROVE THE WATER ENVIRONMENT OR HELP TO PREVENT FLOODING WILL BE FAVOURED. DEVELOPMENT WILL BE PERMITTED WHERE IT WOULD NOT:

- (i) HAVE AN UNACCEPTABLE EFFECT ON THE QUALITY OR QUANTITY OF WATER RESOURCES OR ON FISHERIES, NATURE OR HERITAGE CONSERVATION, RECREATION OR OTHER AMENITY INTERESTS RELATED TO SUCH WATERS; AND
- (ii) BE POTENTIALLY AT RISK FROM FLOODING, OR INCREASE THE RISK OF FLOODING LOCALLY OR ELSEWHERE TO AN UNACCEPTABLE LEVEL.

## **POLICY ENV 10 - PROTECTION OF LANDSCAPE FEATURES**

DEVELOPMENT WILL BE PERMITTED IF IT DOES NOT UNACCEPTABLY AFFECT FEATURES OF IMPORTANCE TO LANDSCAPE OR NATURE CONSERVATION INCLUDING: TREES, WOODLAND, HEDGEROWS, RIVER CORRIDORS, PONDS, STONE WALLS AND SPECIES RICH GRASSLANDS.

## **POLICY ENV 14 - LOCAL SITES OF NATURE CONSERVATION SIGNIFICANCE**

DEVELOPMENT AND LAND USE CHANGE LIKELY TO HAVE AN UNACCEPTABLE EFFECT ON A LOCAL NATURE RESERVE, A REGIONALLY IMPORTANT GEOLOGICAL / GEOMORPHOLOGICAL SITE, OR A SITE SHOWN TO BE OF IMPORTANCE FOR NATURE CONSERVATION WILL NOT BE PERMITTED UNLESS THE REASONS FOR THE PROPOSAL CLEARLY OUTWEIGH THE LOCAL IMPORTANCE OF THE SITE. IF DEVELOPMENT IS PERMITTED, APPROPRIATE CONDITIONS OR AGREED PLANNING OBLIGATIONS MAY BE USED TO ENSURE THE IMPACT ON NATURE CONSERVATION IS MINIMISED.

## **POLICY ENV XXX - PROTECTED SPECIES**

PERMISSION WILL ONLY BE GIVEN FOR DEVELOPMENT THAT WOULD CAUSE HARM TO OR THREATEN THE CONTINUED VIABILITY OF A PROTECTED SPECIES IF IT CAN BE CLEARLY DEMONSTRATED THAT:

- (i) THERE ARE EXCEPTIONAL CIRCUMSTANCES THAT JUSTIFY THE PROPOSALS;
- (ii) THERE IS NO SATISFACTORY ALTERNATIVE; AND
- (iii) EFFECTIVE MITIGATION MEASURES ARE PROVIDED BY THE DEVELOPER.

## **POLICY ENV 15 - PROTECTION OF BUILT AND HISTORIC ENVIRONMENT**

THE ENVIRONMENTAL QUALITIES OF THE BUILT AND HISTORIC ENVIRONMENT WILL BE PROTECTED. DEVELOPMENT WHICH HAS A DETREMENTAL EFFECT ON THE SPECIAL CHARACTER AND APPEARANCE OR SETTING OF:

- (i) A BUILDING OR GROUP OF BUILDINGS, STRUCTURE OR SITE OF ARCHITECTURAL OR HISTORIC INTEREST, INCLUDING LISTED BUILDINGS AND CONSERVATION AREAS;
- (ii) SCHEDULED ANCIENT MONUMENTS AND SITES OF ARCHAEOLOGICAL AND / OR HISTORIC INTEREST;
- (iii) DESIGNED LANDSCAPES, PARKS OR GARDENS OF HISTORIC, CULTURAL OR AESTHETIC IMPORTANCE.

WILL NOT BE PERMITTED.

## **POLICY ENV 16 - ARCHAEOLOGICAL FIELD EVALUATION**

WHERE DEVELOPMENT IS LIKELY TO AFFECT A KNOWN OR SUSPECTED SITE OF ARCHAEOLOGICAL SIGNIFICANCE, AN ARCHAEOLOGICAL EVALUATION SHOULD BE CARRIED OUT AT THE EARLIEST OPPORTUNITY AND MAY BE REQUIRED BEFORE THE PROPOSAL IS DETERMINED. DETAILED PLANS WOULD NEED TO REFLECT THE CONCLUSIONS OF THE EVALUATION.

## **POLICY ENV 17 - PRESERVATION OF ARCHAEOLOGICAL REMAINS**

WHERE DEVELOPMENT IS PERMITTED WHICH AFFECTS A SITE OF ARCHAEOLOGICAL IMPORTANCE ARCHAEOLOGICAL MITIGATION MEASURES WILL BE REQUIRED TO ENSURE PRESERVAION ON SITE OR ADEQUATE RECORDING PRIOR TO DISTURBANCE.

## **POLICY ENV 18 - DEVELOPMENT IN CONSERVATION AREAS**

PROPOSALS FOR NEW DEVELOPMENT OR ALTERATIONS TO BUILDINGS OR FEATURES WITHIN CONSERVATION AREAS WILL BE PERMITTED WHERE THEY PRESERVE OR ENHANCE THE CHARACTER OF THE CONSERVATION AREA. SUCH PROPOSALS WILL NEED TO REFLECT:

- (i) THE SCALE, DESIGN, LAYOUT, CHARACTER, MATERIALS AND SETTING OF THOSE BUILDINGS WHICH ESTABLISH THE CHARACTER OF THE AREA;
- (ii) THE PATTERNS OF USE WHICH ESTABLISH THE CHARACTER OF THE AREA;
- (iii) IMPORTANT OPEN SPACE WITHIN AND ADJOINING CONSERVATION AREAS;
- (iv) IMPORTANT TREES AND HEDGEROWS; AND
- (v) PONDS AND STREAMS.

## **POLICY ENV 19 - DEMOLITION IN CONSERVATION AREAS**

THE DEMOLITION OF BUILDINGS IN CONSERVATION AREAS WILL BE STRICTLY CONTROLLED, INCLUDING BOUNDARY WALLS, FENCES, RAILINGS AND GATES WHERE THEY MAKE AN IMPORTANT VISUAL CONTRIBUTION TO THE QUALITY OF THE STREET SCENE. IN PARTICULAR:

- (i) LISTED BUILDING CONSENT FOR THE DEMOLITION OF A LISTED BUILDING OR BUILDING / STRUCTURE WITHIN ITS CURTILAGE WILL ONLY BE GIVEN IN EXCEPTIONAL CIRCUMSTANCES;
- (ii) THE DEMOLITION OF AN UNLISTED BUILDING OR STRUCTURE WITHIN A CONSERVATION AREA WILL BE PERMITTED WHERE FULL PLANNING PERMISSION HAS BEEN GRANTED FOR THE PROPOSED NEW USE OR DEVELOPMENT; AND
- (iii) PROPOSALS FOR THE DEMOLITION OF A BUILDING IN A CONSERVATION AREA SHOULD BE ACCOMPANIED BY PROPOSALS FOR THE APPROPRIATE RE-USE OF LOCAL INDIGENOUS MATERIALS WHICH REFLECT THE CHARACTER OF THE CONSERVATION AREA.

## **POLICY ENV 22 - CONSERVATION AND ENHANCEMENT OF OPEN SPACE**

THE CONSERVATION AND ENHANCEMENT OF OPEN SPACES WHICH ARE IMPORTANT FOR AMENITY, RECREATION AND/OR NATURE OF CONSERVATION WITHIN THE BUILT ENVIRONMENT WILL BE FAVOURED, TOGETHER WITH THE CREATION OF A NETWORK OF GREEN SPACES AND APPROPRIATE TREE PLANTING AND LANDSCAPING SCHEMES.

## **POLICY ENV 24 - CONTAMINATED LAND AND UNSTABLE LAND**

PROPOSALS FOR THE REDEVELOPMENT OF CONTAMINATED LAND AND UNSTABLE LAND WILL BE PERMITTED WHERE THE CONTAMINATION AND/OR INSTABILITY WILL BE REMOVED OR REDUCED TO A LEVEL WHERE THERE IS NO UNACCEPTABLE RISK TO THE HEALTH AND SAFETY OF THOSE LIVING OR WORKING ON THE SITE OR NEARBY, TO FLORA AND FAUNA ON THE SITE OR NEARBY, AND TO THE QUALITY OF AIR AND WATER ON THESE SITES OR NEARBY.

## **POLICY ENV 25 - DESIGN OF NEW DEVELOPMENTS**

PROPOSALS FOR NEW DEVELOPMENT MUST HAVE FULL REGARD TO THE CONTEXT OF THE LOCAL NATURAL AND BUILT ENVIRONMENT AND ITS SPECIAL FEATURES. NEW DEVELOPMENT WILL BE PERMITTED WHERE IT:

- (i) COMPLEMENTS OR ENHANCES THE LOCAL CHARACTER OF BUILDINGS AND OPEN SPACES;
- (ii) MEETS THE COUNCIL'S APPROVED STANDARDS OF AMENITY AND OPEN SPACE, ACCESS, CAR PARKING AND SERVICING;
- (iii) ENSURES ADEQUACY OR AVAILABILITY OF UTILITY SERVICES AND ADEQUATE PROVISION FOR WASTE MANAGEMENT;
- (iv) MINIMISES ANY DETRIMENTAL IMPACT ON ADJACENT AREAS;
- (v) ENSURES EXISTING SOFT AND HARD LANDSCAPING FEATURES ARE PROTECTED AND COMPLEMENTED BY NEW PLANTING, SURFACE OR BOUNDARY FEATURES;
- (vi) ENSURES CLEAR DISTINCTION BETWEEN PUBLIC AND PRIVATE SPACES;
- (vii) PROVIDES A HIGH LEVEL OF ACCESSIBILITY, PARTICULARLY FOR PUBLIC TRANSPORT, CYCLISTS, PEDESTRIANS AND PEOPLE WITH IMPAIRED MOBILITY;
- (viii) HAS REGARD TO ENERGY EFFICIENCY IN DESIGN, LAYOUT, MATERIALS AND TECHNOLOGY; AND
- (ix) HAS REGARD TO MEASURES TO REDUCE THE RISK AND FEAR OF CRIME.

## **POLICY ENV 26 - ACCESS FOR DISABLED PEOPLE**

ALL NEW DEVELOPMENT (AND WHERE PREDICTABLE, THE CHANGE OF USE OR ALTERATIONS TO BUILDINGS) USED FOR EMPLOYMENT AND EDUCATION PURPOSES WILL BE REQUIRED TO PROVIDE SUITABLE ACCESS FOR CUSTOMERS, VISITORS OR EMPLOYEES WITH MOBILITY DIFFICULTIES.

## **POLICY HOUS 2 - ADDITIONAL RESIDENTIAL DEVELOPMENT**

HOUSING INFILL, SMALL-SCALE DEVELOPMENT AND REDEVELOPMENT WHICH MEETS THE CRITERIA LISTED IN POLICY HOUS 9 WILL BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES OF THE FOLLOWING:

URBAN SETTLEMENTS OF:

BARRY, COWBRIDGE WITH LLANBLETHIAN, DINAS POWYS, LLANDOUGH (PENARTH),  
LLANTWIT MAJOR, PENARTH, SULLY

RURAL SETTLEMENTS OF:

ABERTHIN	LLANCARFAN	ST. BRIDES
BONVILSTON	LLANDOW	ST. NICHOLAS
BROUGHTON	LLANMAES	SIGINGSTONE
COLWINSTON	LLYSWORNEY	SOUTHERNDOWN
CORNTOWN	OGMORE BY SEA	TREOES
EAST ABERTHAW	PENLLYN	TRERHYNGYLL
EGLWYS BREWIS	PETERSTON-S-ELY	WENVOE
EWENNY	RHOOSE	WICK
GRAIG PENLLYN	ST. ATHAN	YSTRADOWEN
LLANBETHERY		

FAVOURABLE CONSIDERATION WILL BE GIVEN, OTHER THAN WITHIN AREAS IDENTIFIED AS GREEN WEDGES, TO SMALL-SCALE DEVELOPMENT WHICH CONSTITUTES THE "ROUNDING OFF" OF THE EDGE OF SETTLEMENT BOUNDARIES WHERE IT CAN BE SHOWN TO BE CONSISTENT WITH THE PROVISIONS OF POLICY HOUS 9 AND PARTICULARLY CRITERION (i).

**POLICY HOUS 9 (RESIDENTIAL DEVELOPMENT CRITERIA  
– POLICY HOUS 2 SETTLEMENTS)**

SUBJECT TO THE PROVISIONS OF POLICY HOUS 2, DEVELOPMENT WILL BE PERMITTED WHICH IS WITHIN OR CLOSELY RELATED TO THE DEFINED SETTLEMENT BOUNDARIES PROVIDED THAT IT MEETS ALL THE FOLLOWING CRITERIA:

- (i) THE SCALE, FORM AND CHARACTER OF THE PROPOSED DEVELOPMENT IS SYMPATHETIC TO THE ENVIRONS OF THE SITE;
- (ii) THE PROPOSAL HAS NO UNACCEPTABLE EFFECT ON THE AMENITY AND CHARACTER OF EXISTING OR NEIGHBOURING ENVIRONMENTS OF NOISE,
- (iii) TRAFFIC CONGESTION, EXACERBATION OF PARKING PROBLEMS OR VISUAL INTRUSION;
- (iv) THE PROPOSAL DOES NOT HAVE AN UNACCEPTABLE IMPACT ON GOOD QUALITY AGRICULTURAL LAND (GRADES 1, 2 AND 3A), ON AREAS OF ATTRACTIVE LANDSCAPE OR HIGH QUALITY TOWNSCAPE OR ON AREAS OF HISTORICAL, ARCHAEOLOGICAL OR ECOLOGICAL IMPORTANCE;
- (v) WHEN APPROPRIATE AND FEASIBLE THE PROVISIONS OF POLICY REC 3 ARE MET;
- (vi) THE PROVISION OF CAR PARKING AND AMENITY SPACE IS IN ACCORDANCE WITH THE COUNCIL'S APPROVED GUIDELINES;
- (vii) ADEQUATE COMMUNITY AND UTILITY SERVICES EXIST, ARE REASONABLY ACCESSIBLE OR CAN BE READILY AND ECONOMICALLY PROVIDED.

**POLICY HOUS 12 - RESIDENTIAL PRIVACY AND SPACE**

EXISTING RESIDENTIAL AREAS CHARACTERISED BY HIGH STANDARDS OF PRIVACY AND SPACIOUSNESS WILL BE PROTECTED AGAINST OVER DEVELOPMENT AND INSENSITIVE OR INAPPROPRIATE INFILLING.

## **POLICY HOUS 13 - AFFORDABLE HOUSING**

THE COUNCIL WILL WHERE THERE IS A DEMONSTRABLE NEED, SEEK TO NEGOTIATE WITH DEVELOPERS FOR THE INCLUSION OF A REASONABLE ELEMENT OF AFFORDABLE HOUSING IN SUBSTANTIAL DEVELOPMENT SCHEMES. CLEAR AND ADEQUATE ARRANGEMENTS SHOULD BE MADE TO ENSURE THAT THE BENEFITS OF SUCH HOUSING ARE SECURED FOR INITIAL AND SUBSEQUENT OCCUPANTS.

## **POLICY TRAN 9 - PARKING**

THE PROVISION OF PARKING FACILITIES WILL BE IN ACCORDANCE WITH THE APPROVED PARKING GUIDELINES, AND WILL BE RELATED TO: THE TYPE OF LAND USE, ITS DENSITY AND LOCATION; ACCESSIBILITY TO EXISTING AND POTENTIAL PUBLIC TRANSPORT FACILITIES; AND THE CAPACITY OF HIGHWAY NETWORK.

## **POLICY SHOP 2 - NEW AND IMPROVED SHOPPING FACILITIES**

NEW AND IMPROVED RETAILING FACILITIES WITHIN AND ADJOINING ESTABLISHED TOWN / DISTRICT SHOPPING CENTRES, AND IN THE AREA OF COMPREHENSIVE REDEVELOPMENT AT BARRY WATERFRONT, WILL BE PERMITTED IF THE PROPOSAL:

- (i) HAS NO UNACCEPTABLE EFFECT ON THE AMENITY AND CHARACTER OF EXISTING OR NEIGHBOURING ENVIRONMENTS BY VIRTUE OF NOISE, TRAFFIC CONGESTION, EXACERBATION OF PARKING PROBLEMS OR VISUAL INTRUSION;
- (ii) ENSURES THE HIGHWAY NETWORK IS CAPABLE OF ACCOMODATING THE TRAFFIC GENERATED BY THE PROPOSAL WITHOUT UNACCEPTABLE EFFECT ON TRAFFIC FLOWS AND ROAD SAFETY;
- (iii) PROVIDES A HIGH STANDARD OF DESIGN AND MATERIALS;
- (iv) PROVIDES CAR PARKING AND SERVICING FACILITIES IN ACCORDANCE WITH THE COUNCIL'S APPROVED STANDARDS;
- (v) ENSURES THAT ADEQUATE UTILITY SERVICES EXIST OR CAN BE READILY AND ECONOMICALLY PROVIDED; AND
- (vi) PROVIDES FOR ACCESS BY DISABLED PERSONS.

## **POLICY SHOP 11 - UPPER FLOORS IN TOWNS AND DISTRICT SHOPPING CENTRES**

WITHIN TOWN AND DISTRICT SHOPPING CENTRES PROPOSALS FOR THE BENEFICIAL USE OF VACANT UPPER FLOORS OF COMMERCIAL PREMISES WILL BE PERMITTED IF THE PROPOSAL:

- (i) HAS NO UNACCEPTABLE EFFECT ON NEIGHBOURING AMENITIES;
- (ii) PROVIDES PARKING AND SERVICING IN ACCORDANCE WITH THE COUNCIL'S APPROVED GUIDELINES; AND
- (iii) INCORPORATES A HIGH STANDARD OF DESIGN.

IN RESPECT OF THE RESIDENTIAL USE OF UPPER FLOORS IN DISTRICT SHOPPING CENTRES THE COUNCIL WILL ADOPT A FLEXIBLE APPROACH IN ASSESSING THE NEED FOR AMENITY SPACE AND PARKING SPACES.

### **POLICY REC 3 - PROVISION OF OPEN SPACE WITHIN NEW RESIDENTIAL DEVELOPMENTS**

WITHIN RESIDENTIAL DEVELOPMENT OPEN SPACE AT A STANDARD OF 2.43 HECTARES PER 1000 PROJECTED POPULATION WILL BE SOUGHT IN ACCORDANCE WITH THE COUNCIL'S APPROVED MINIMUM STANDARDS FOR OUTDOOR PLAYING SPACE. SUCH OPEN SPACE WILL BE SOUGHT IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

- ❖ CHILDREN'S PLAYING SPACE – 0.6 – 0.8 HECTARES PER 1000 PROJECTED POPULATION
- ❖ OUTDOOR SPORT – 1.6 – 1.8 HECTARES PER 1000 PROJECTED POPULATION

IN ASSESSING THE REQUIREMENTS OF INDIVIDUAL DEVELOPMENTS THE OPEN SPACE SOUGHT WILL BE ASSESSED IN THE LIGHT OF EXISTING PROVISION IN THE LOCALITY.

### **POLICY REC 4 - PROVISION FOR THE DISABLED AND ELDERLY**

RECREATION PROPOSALS WHICH INCLUDE PROVISION FOR THE NEEDS OF THE DISABLED AND ELDERLY WILL BE FAVOURED.



## APPENDIX C

### Summary of South Wales Parking Guidelines



## Summary of South Wales Parking Guidelines

<b>Houses &amp; Flats (general)</b> (1) One and Two bedrooms (1) Three plus bedrooms (1) Elderly persons dwellings	<b>Residents</b> 1-2 spaces 3 spaces 0.5 -1 space	<b>Visitors</b> 1 space per 3-5 units 1 space per 3-5 units 1 space per 3-5 units
<b>Retail</b> Shops (up to 200m <sup>2</sup> ) Shops (201-1000m <sup>2</sup> ) Shops (1001-2000m <sup>2</sup> )	<b>Operational Requirements</b> Space for 1 commercial vehicle to unload and manoeuvre Space for 2 commercial vehicle to unload and manoeuvre Space for 3 commercial vehicle to unload and manoeuvre	<b>Non-operational requirements (maximum)</b> 1 space per 60m <sup>2</sup> (employees) 1 space for 20-40m <sup>2</sup> (employees & shoppers) 1 space for 20-40m <sup>2</sup> (employees & shoppers)
<b>Entertainment</b> Restaurant Café	<b>Operational Requirements</b> Minimum of 1 commercial vehicle bay Minimum of 1 commercial vehicle bay	<b>Non-operational requirements (maximum)</b> 1 space per 7m <sup>2</sup> dining area plus 1 space per 3 staff 1 space per 14m <sup>2</sup> dining area plus 1 space per 3 staff
<b>New Offices</b> (up to 1000m <sup>2</sup> )	1 space per 25-35m <sup>2</sup>	

### Disabled Car Parking

6% of capacity subject to a minimum of 3 spaces to be reserved.  
 Spaces must measure 3.6m x 4.8m.

### Cycle Parking

Retail Developments 1 space per 500m<sup>2</sup> Gross Floor Area  
 Offices 1 space per 400m<sup>2</sup>  
 Residential 1 space per unit



Prepared by  
The Vale of Glamorgan Council,  
Directorate of Environmental & Economic Regeneration,  
Dock Office, Barry Dock, Barry. CF63 4RT

December 2004