

CAS-02641-G8G7M5 Land at Model Farm, Port Road, Rhoose, CF62 3BT

Summary Proof of Evidence – PLANNING

This is a summary of the proof of evidence prepared by Darren Parker, BA Hons, BTP, MRTPI.

Application 2019/00871/OUT the subject of the appeal is consistent with Local Development Plan (LDP) policies MG9, MG10 and MG 28. Future Wales: The National Plan 2040 (FW) policies applicable to the proposed development are Policy 1 – Where Wales will grow, Policy 3 – Supporting Urban Growth and Regeneration, Policy 10 – International Connectivity and Policy 33 – National Growth Area – Cardiff, Newport and the Valleys.

It is estimated upwards of 3,200 skilled jobs could be accommodated once the site is fully operational, with further job creation at the construction phase. The scheme would make a significant contribution to economic growth in the Vale of Glamorgan and the wider Cardiff Capital Region.

The application proposal is in accordance with strategic and detailed local planning policies, national planning policy and the provisions of TAN 23. The principle of development is considered to be acceptable.

The Environmental Statement (ES) concludes that there is no significant adverse heritage, or residual highways and transportation effects. The ES concludes that there are no residual significant adverse ecology and biodiversity effects in the short-medium term. The ES concludes there are some significant but very localised landscape and visual effects, but these are reduced over time and some will not be significant. No significant effects predicted for the SLA

There has been no objection by statutory consultees in respect of landscape and visual, transport and biodiversity matters.

The Proposed Development is capable of delivering an overall net benefit for biodiversity following the establishment of the green infrastructure within the development area and in the country park extension. It complies with the step-wise approach and the DECCA framework and promotion of ecosystem resilient networks.

Overall, the application is compliant with LDP Policies SP10, MD2, MD7, MG17, MG19, MG20, MG21 and MG28.

The Vale of Glamorgan Council Conservation Officer agreed with the conclusions of the Built Heritage Statement that there will be varying degrees of harm to the setting of historic assets and could not support the application. Cadw has no objection to the proposed development.

The planning obligations include proportionate financial provisions to support the policy requiring the transfer of land for an extension to Portkerry Country Park.

The vast majority (98.3%) of the site allocated for development is graded 3b or less.

The land transfer for the Active Travel Route is supported by local and national policy.

Given the application is consistent with FW and the LDP and the extent of benefits associated with the proposals the weight is in favour of planning permission being granted.