

The Proposal

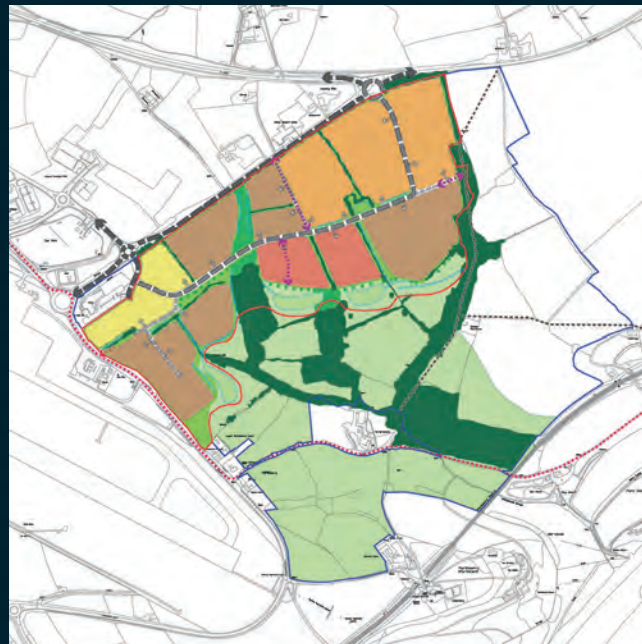
RPS, on behalf of Legal & General, is preparing an outline planning application for a new Business Park on Port Road, adjacent to Cardiff Airport, to be submitted to the Vale of Glamorgan Council in Summer 2019.

The application site is within the St Athan Cardiff Airport Enterprise Zone, which has been designated by Welsh Government to build on the success of the area as a centre of aeronautical excellence.

The Business Park will include offices, industrial units, space for logistics, warehousing and distribution and will be aimed at attracting high tech businesses from the aerospace and aviation sectors.



Indicative Concept Masterplan



The Site

The application site offers a unique greenfield development opportunity and Legal & General acknowledges the sensitivity of the location. The outline scheme has been designed to maximise the site's potential, without detriment to the surrounding environment.

RPS has undertaken a full range of landscape, ecology and transport surveys to support the outline planning application.



BENEFITS OF THE PROPOSAL

- Significant private investment, driving growth for the Enterprise Zone.
- Creation of skilled jobs, both at construction and operational phases.
- Planned improvements to public transport infrastructure.
- Enhancement of existing landscape including 42ha extension to Porthkerry Country Park.
- Key driver for success of Cardiff Capital Region.
- Opportunities for education and training links with Cardiff and Vale College.

Appendix C

Public Exhibition Display Boards

1 Purpose of the Exhibition

Welcome Introduction

Thank you for attending this public exhibition event for the proposed Business Park (**Parc Busnes Porth Cymru**) at Port Road, Rhoose.

Legal & General and RPS would like to hear your views on the emerging proposals, and any ideas you may have that can help to inform preparation of the outline planning application we intend to submit.

What is Proposed?

Legal & General and RPS are preparing an outline planning application for a 45ha business park to include car parking, landscaping, drainage infrastructure, biodiversity, provision and ancillary works. The proposal will facilitate a 42ha extension to Porthkerry Country Park.

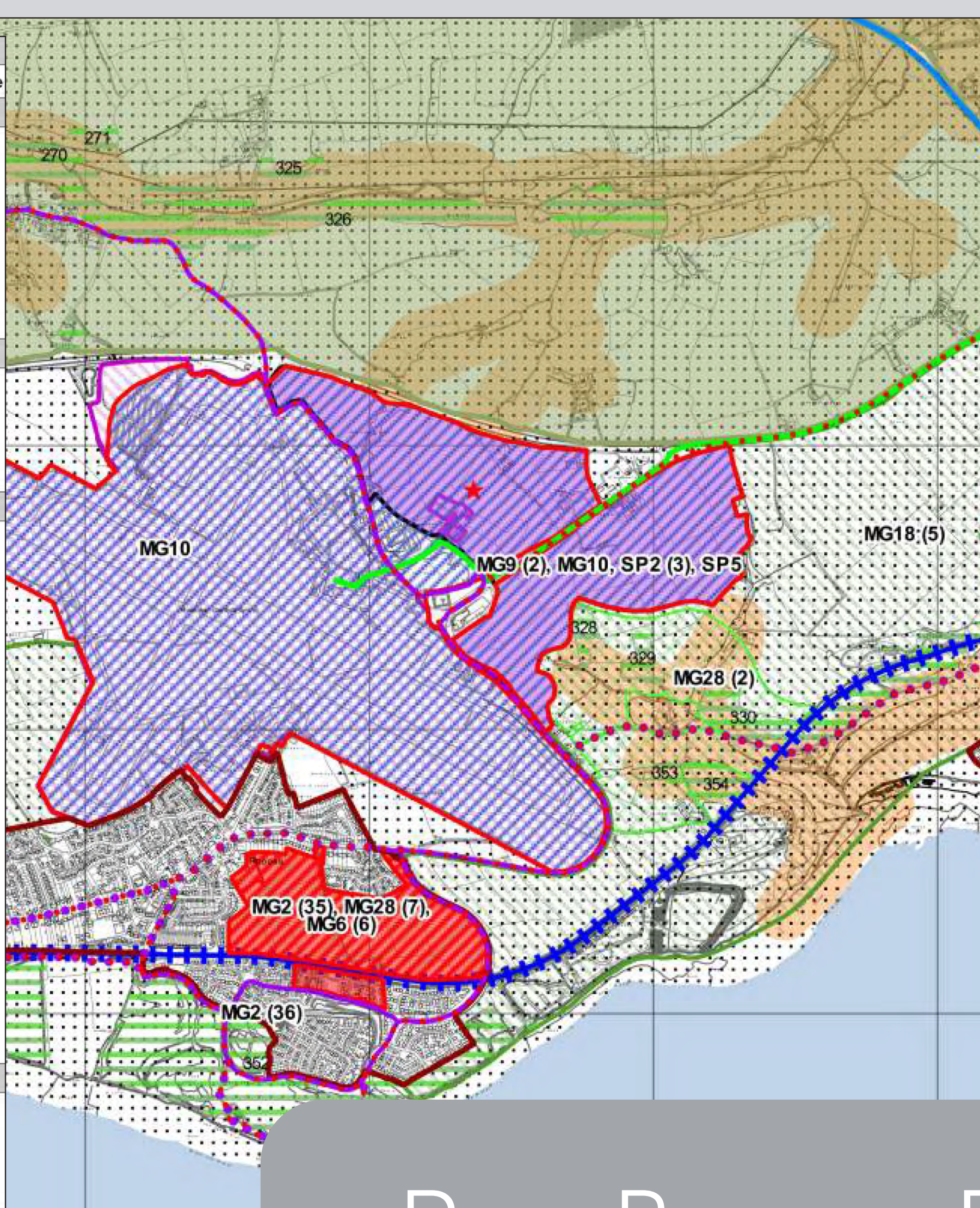


Site Location Plan

(Source: Bing Maps). Not to scale.

Key	Proposal	Policy / Site Reference
Living		
[Red square]	Housing Allocation	MG 2
[Red square with cross-hatch]	Housing Allocation with Infrastructure Provision	MG 2
[Red star]	Strategic Site	MG 3 / MG 10
[Red outline]	Settlement Boundary	MD 5
[Red outline with cross-hatch]	Gypsy and Traveller Site	MG 5
[Red outline with diagonal lines]	Provision of Education Facilities	MG 6
[Red outline with dots]	Provision of Community Facilities	MG 7
[Red outline with vertical lines]	Provision of Healthcare Facilities	MG 8
Working		
[Purple square]	Employment Allocation	MG 9
[Purple square with cross-hatch]	Existing Employment Site	MD 16
[Purple square with diagonal lines]	Enterprise Zone	MG 10
[Purple square with dots]	Retail Town District Centre	MG 12
Managing		
[Dotted line]	Transport - Walking and Cycling	MG 16 (1-5) / SP 7
[Dotted line]	Transport - National Cycle Network Route 88	MG 16 (1) / SP 7
[Dotted line]	Transport - Completed National Cycle Network Route 88	MG 16 (1) / SP 7
[Dotted line]	Transport - Rail	MG 16 (6) / SP 7
[Dotted line]	Transport - Bus	MG 16 (7-12, 20) / SP 7
[Dotted line]	Transport - Highways	MG 16 (13-19) / SP 7
[Green square]	Special Landscape Area	MG 17
[Green square]	Green Wedge	MG 18
[Green square]	Sites of Importance for Nature Conservation	MG 21
[Green square]	Mineral Safeguarding - Limestone 1	SP 9, MG 22
[Green square]	Mineral Safeguarding - Limestone 2	SP 9, MG 22
[Green square]	Mineral Safeguarding - Sand & Gravel 1	SP 9, MG 22
[Green square]	Mineral Safeguarding - Sand & Gravel 2	SP 9, MG 22
[Green square]	Mineral Safeguarding - Sandstone 2	SP 9, MG 22
[Green square]	Quarry Buffer	SP 9, MG 23
[Green square]	Quarry Site	SP 9, MG 23
[Green square]	Dormant Mineral Site	SP 9, MG 24
[Green square]	Sand & Gravel Wharf Safeguarding	SP 9 (4)
[Green square]	Potential Solar Energy Areas	MG 30
[Green square]	Sites with known flooding constraints / Flood Consequence Assessment	MD 7
Enjoying		
[Green square]	Glamorgan Heritage Coast	MG 27
[Green square]	Public Open Space	MG 28
[Green square]	Tourism and Leisure Facilities	MG 29

Extract from Vale of Glamorgan Local Development Plan Proposals Map



Planning Policy

The application site is allocated for business and employment development in the Vale of Glamorgan Local Development Plan. The allocation supports offices, industrial, warehousing and distribution uses, with a strong focus on the aviation, aerospace and high tech manufacturing sectors. The whole area also falls within the St Athan–Cardiff Airport Enterprise Zone, designated by Welsh Government in 2011.

The application proposal is in accordance with the Local Development Plan allocation.



Parc Busnes Porth Cymru