

# Welcome!

## Land at North West Barry

Thank you for attending this exhibition about the proposed development on Land at North West Barry.

The Vale of Glamorgan Council are looking to allocate the land for housing in their Replacement Local Development Plan. We would welcome your comments about the emerging proposals for the site.

Local residents' views are important to Persimmon Homes and will help inform the on-going work in relation to the promotion of the site.



# About Us

Founded in 1972, Persimmon Homes is one of the **UK's leading 5 star housebuilders**, the highest rating for quality and customer satisfaction.

Persimmon Homes remains committed to the opportunities presented by the proposed site 'Land at North West Barry' with a particular interest in delivering quality market and affordable housing to meet the needs of the local community.

To achieve this objective Persimmon Homes has appointed a team of professional consultants with significant experience working across the Vale of Glamorgan and throughout South Wales.

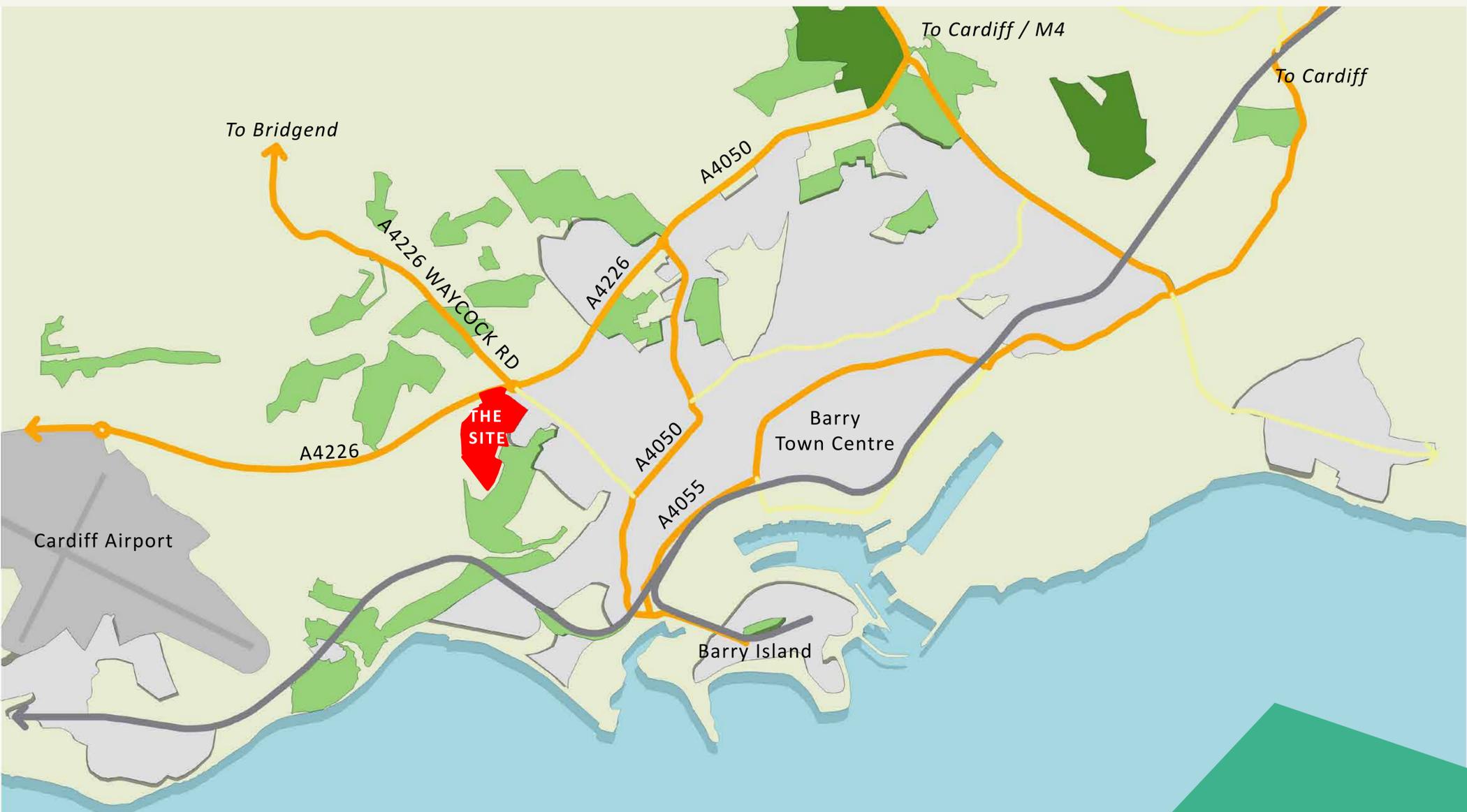
## The Team:



# Location & Context

The site lies on the western fringes of the town, immediately south-west of the four-arm Weycock Cross roundabout. This junction links the A4226 Port Road West (between Cardiff Airport in the west and running north-east towards Cardiff) with the A4226 Waycock Road (towards the A48 at Bonvilston) and the B4266 Pontypridd Road, which runs south-east towards the waterfront and central Barry.

The site adjoins existing residential properties to the east and south-east, with agricultural land to the south-west and west. An extensive area of woodland linking with Porthkerry Country Park lies further to the south and the single-carriageway Cwm Ciddy Lane further to the west.



# Opportunities



Key	
	Redline Boundary
	Proposed Access
	Primary Roads
	Secondary Roads
	Bus Route
	Existing Bus Stops
	Public Right of Way
	Existing Buildings
	Listed Buildings
	Toucan Crossing
	Local Pub
	Hotel
	Petrol Station
	Hedgerow
	Fence Line
	Tree
	Ancient Woodland
	Ancient Woodland Offset (15m)
	Watercourse
	Surface Water Attenuation
	Views Into/Out
	Overhead Electric Cable
	Contours

# Concept Masterplan

## DEVELOPMENT

1. Dwellings to front Port Road West across a landscape edge
2. Key buildings to aid legibility
3. Medium to high density residential development to body of the site
4. Lower residential density towards the western residential area

## ACCESS

5. Active travel accesses from the A4226 Port Road West
6. Active travel and vehicular access from A4226 Port Road West
7. A distinctive street hierarchy, including an internal vehicular loop, designed to adoptable gradients will encourage active travel and swales alongside the primary streets

## LANDSCAPE & ECOLOGY

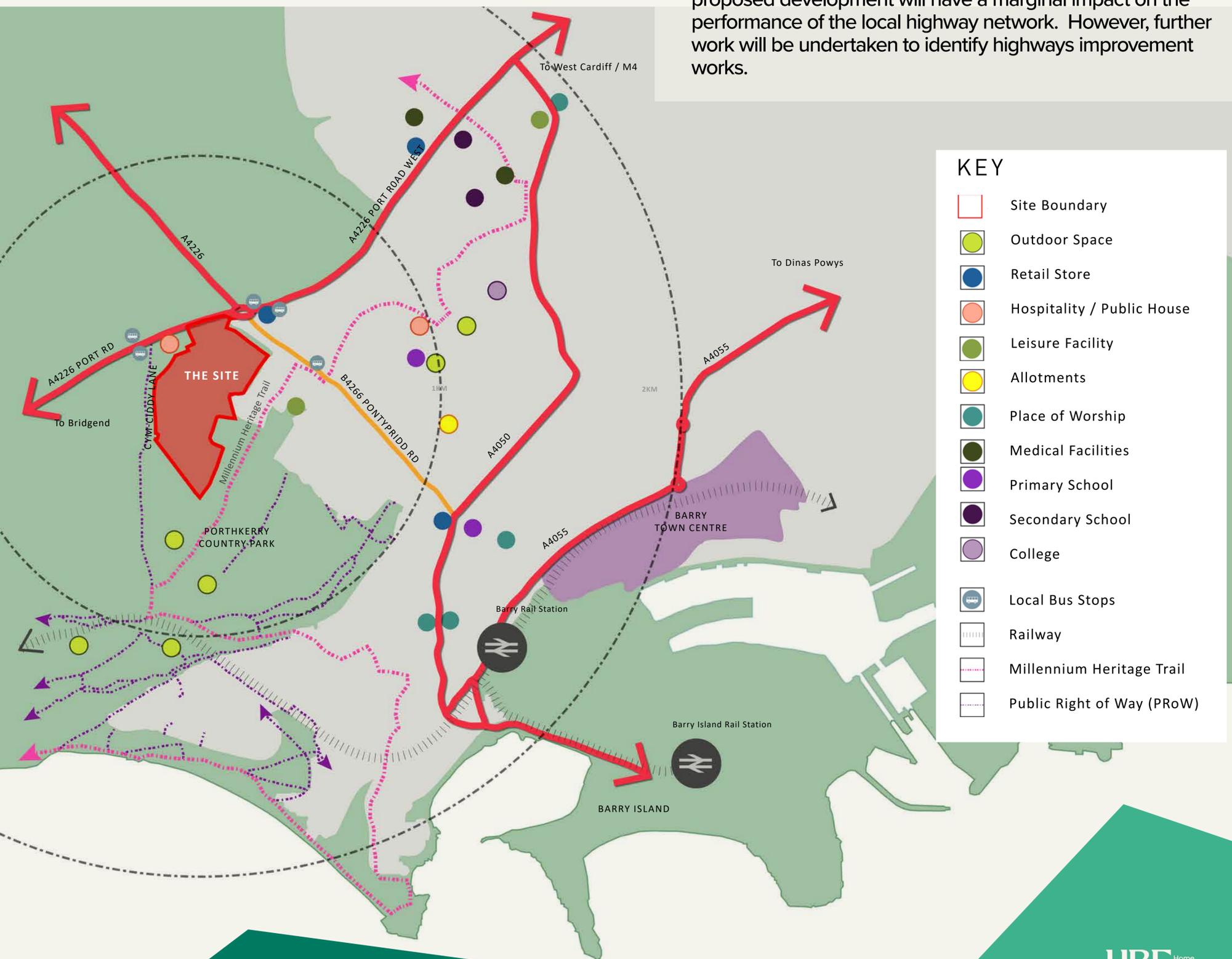
8. Landscape edge to soften the interface with Port Road West, with tree-lined entrance
9. Focal open spaces with equipped play areas
10. Central open space sitting along foot/cyclepath from Port Road West to Cwm Ciddy Lane
11. Wide west-east landscape corridor, with play trail, drainage features and foot/cyclepath
12. Green corridor accommodating retained hedgerow and tree planting to soften roofline
13. Multi-functional landscape edge along the western boundary
14. Extensive landscape edge alongside Knock Man Down Wood Site of Importance for Nature Conservation (SINC) including new community woodland



# Site Connectivity

The site at North West Barry is positioned within a sustainable location. The site is located within approximately 20 minutes walking distance from Barry station, or a 5-10 minute cycle. The site is also located within walking distance of a number of local services and facilities (including local food store, supermarket, doctors surgery, community centre, and a number of primary and secondary schools - including English and Welsh Medium). There is an active travel route along Port Road West by which the local area can be accessed on foot or bike.

- As part of the development, it is proposed to construct a new junction from Port Road, to the west of the Weycock Cross roundabout at the location of the existing field gated access in the form of a signal-controlled junction, which would allow for the safe and timely exit of traffic from the development onto the local highway network, particularly for right turning traffic towards Cardiff.
- The access would also provide enhanced Active Travel infrastructure in conjunction with the proposed Active Travel route between the Waycock Cross junction and Cardiff Airport.
- Traffic modelling undertaken to date has indicated that the proposed development will have a marginal impact on the performance of the local highway network. However, further work will be undertaken to identify highways improvement works.



# Green Infrastructure

Green infrastructure (GI) is a central element in framing and informing the layout of the new development. Early advice has been taken in respect of both the ecological and landscape baseline positions and the associated constraints and opportunities have informed the scheme design from the outset.

The objective of the landscape strategy is to protect and enhance the site's existing GI functionality while creating a distinctive and legible sense of place for the development. This will allow it to sit well within the landscape context including retention and enhancement of key existing on-site vegetation where appropriate.



# Drainage



The NRW flood map for planning indicates that the site is within 'Flood Zone 1' which is 'at little or no risk of fluvial or coastal / tidal flooding'. Some small sections of the site are subject to surface water flooding at present.

A preliminary drainage strategy has been prepared for the site, which looks at how surface water and foul water drainage will operate. This will include a system of Sustainable Urban Drainage (SuDS) features, for example incorporating a number of detention basins, will be carefully designed and integrated into the landscaping scheme for the development.

# Next Steps

Thank you for attending this exhibition about the proposed development on Land at North West Barry. We would be grateful if you could complete the Vale of Glamorgan's Comments Form, to provide any feedback you may have.

The Comments Form is available at this exhibition, or alternatively comments can be submitted electronically via the online consultation portal at <https://valeofglamorgan.oc2.uk>

Local residents' views are important to Persimmon Homes and will help inform the on-going work in relation to the promotion of the site.



## Moving Forward

Persimmon Homes and their consultant team will consider all feedback received and how it can help inform the proposed development on Land at North West Barry.

**Thank you for taking the time to visit this exhibition. We hope you have found it informative.**