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11th March 2026

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Dear Sir / Madam

Vale of Glamorgan Candidate Site Submission

Representations regarding the Candidate Site Submission – Crossways Estate, Cowbridge

Please find enclosed, on behalf of and under instruction from our client, 'Woodwise LTD.' representations for consideration as part of Vale of Glamorgan's Candidate Site Submission.

The following information is provided for on the basis of the information required as part of the Candidate Site Assessment Methodology (June 2022).

This document will review the following as part of the site's acceptability to be considered as an allocation:

- Description of Site & Surrounds;
- Summary of the Proposals;
- Sustainability Appraisal;
- Justification of Site against Candidate Site Assessment Methodology; and
- Conclusion.

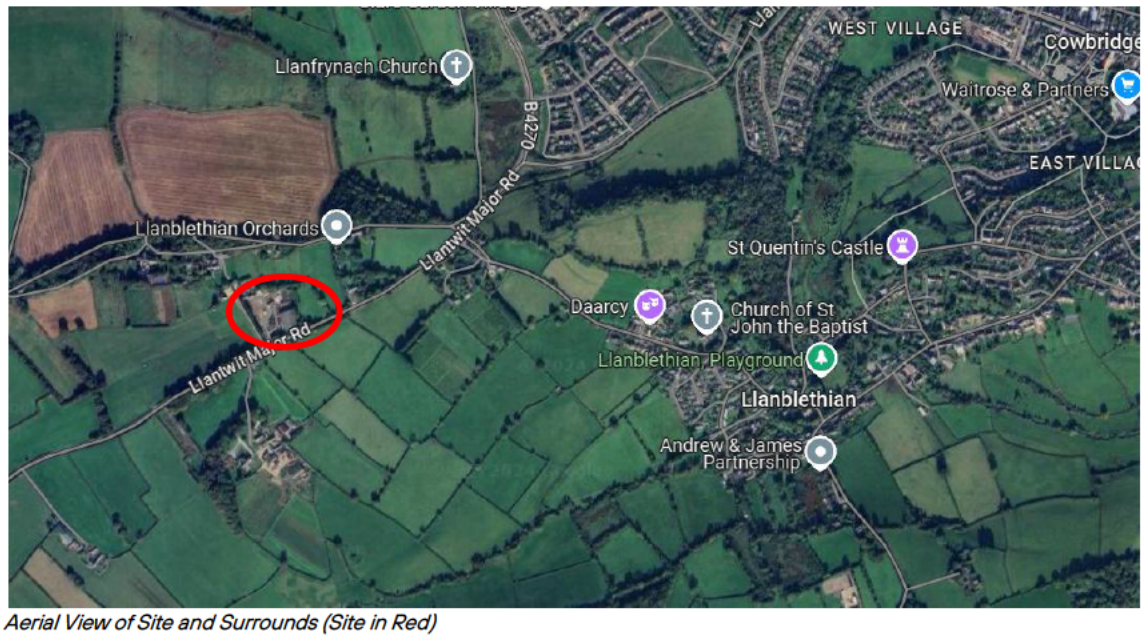
It should also be noted that the following information is submitted alongside this letter:

- Site Location Plan (dwg ref. A101);
- Illustrative Site Layout plan (dwg ref. A112); and
- Development Viability Model (dated March 2026) completed by HRT.

Description of Site & Surrounds

Background

The site is located to the west of Cowbridge and is accessed off Llantwit Major Road. The site comprises approximately 1ha and the approximate red line boundary of the site is provided below:



Aerial View of Site and Surrounds (Site in Red)



Approx. Red Line Boundary of Site outlined in red

As shown from the above red line boundary, the site comprises an existing employment site that sits just outside of Cowbridge. The site currently includes a number of commercial buildings and existing businesses operate from the site.

Site Surroundings and Sustainability

The site is located within a sustainable location for employment use – in close proximity to a number of local facilities and services.

The nearest bus stop is located to the east of the site - situated on Llantwit Major Road. The bus stop is served by the no. '321' service which provides a service once an hour Monday – Saturday which runs from Talbot Green to Llantwit Major. The bus stops at a number of locations en-route to Talbot Green Bus Station including 'Cowbridge Town Hall', 'Cowbridge Comprehensive School', 'Tesco, Pontyclun', 'Y Pant Comprehensive School', and 'Leekes'.

The site is also 500m from The Cross Inn public house to the northeast, while the High Street of Cowbridge is located within a mile of the site – again to the northeast – which provides a wide range of services and facilities.

Other services / facilities in the surrounding area include:

- Llanfrynach Church;
- Y Bont Faen Primary School;
- Forage Farm Shop and Kitchen;
- Waitrose and Partners;
- Cowbridge Town Hall; and
- Harry's Cowbridge.

The site is well-suited for industrial use, and as highlighted above, is already occupied by established industrial businesses that operate large vehicles and heavy equipment. Its direct access from Llantwit Major Road provides a practical and efficient route for HGVs and service vehicles, ensuring smooth logistical operations. The surrounding road infrastructure supports frequent and heavy vehicle movements, making it ideal for continued or expanded industrial use. Additionally, the presence of similar businesses in the vicinity reinforces the site's suitability, for industrial activity and minimizing the potential for conflicts with non-industrial land uses.

Planning History

In assessing the site for development, a planning history search for the site has been undertaken using the planning application search register on the Council's website. There have been several planning applications on the site which are listed below.

A series of planning applications have been submitted on the site and in the immediate area, and these are summarised in the table below.

LPA Ref	Address	Application	Decision	Date
The Site				
1987/00493/OUT	Crossways Estate, Llantwit Major Road, Cowbridge	Warehouse/storage	Approved	28th July 1987
1987/00955/RES	Crossways Estate, Llantwit Major Road, Cowbridge	Warehouse/storage for agricultural products etc.	Approved	17th November 1987
1992/01079/FUL	Crossways Estate, Llantwit Major Road, Cowbridge	Warehousing/undercover storage for timber	Approved	4th December 1992

1992/01167/HAZ	Crossways Industrial Estate, Llantwit Major Road, Cowbridge	Storage of fertiliser	Approved	11th December 1992
1994/00858/FUL	Crossways Estate, Llantwit Major Road, Cowbridge	Timber shelter	Approved	28th October 1994
The Surroundings				
1984/00938/OUT	Agricultural Engineering Depot, Llantwit Major Road, Cowbridge	Rebuilding of fire gutted agricultural warehouse/workshop	Approved	6th November 1984
1985/00343/FUL	Crossways Agricultural Depot, Llantwit Road, Cowbridge	The processing, storage and sale of timber etc.	Approved	16th May 1985
1988/01287/FUL	Crossways Depot, Crossways, Cowbridge.	Continuance of use without complying with a condition.	Approved	13th December 1988
2000/00555/FUL	Warehouse Units, Crossways Estate, Nr. Cowbridge	Use of the buildings for Use Classes B8/B1	Approved	29th June 2000

The above site history shows that the majority of applications submitted at the site previously have sought permission for the timber business use / warehousing / storage, and more recently B1 and B8 Use (these being the current approved use).

Summary of the Proposals for the Site

The site already benefits from planning permission for Warehouse/storage for agricultural products etc. As detailed in the sections above, the site comprises a timber yard which contains hardstanding along with a large commercial building (which operates a pallet making business) and a timber yard. There was a further commercial unit based in the north eastern corner of the site however, this burnt down several years ago.

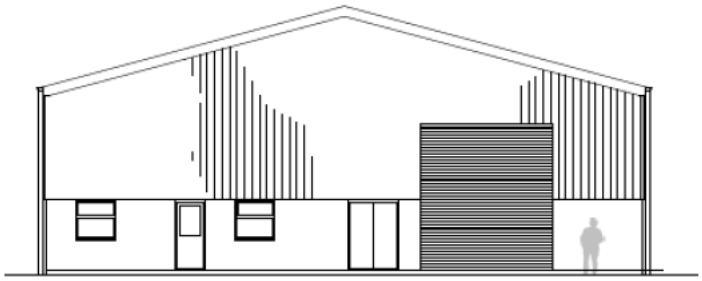
As it stands, the site is currently underutilised and therefore the client is looking at options for redevelopment given that the site's existing use and potential to accommodate further units and businesses. As such, an initial sketch layout has been prepared by GBA architects in order to look at the capacity of the site, if being re-designed:



Extract of Indicative Site Layout

The layout shows how approx. 27 units could be accommodated, whilst using the existing access and looking to retain as much of the green edges of the site as possible. Moreover, the layout shows a desire to retain the existing access point and to incorporate the necessary parking and turning areas through the scheme to allow the functioning of the site and each unit. Each unit can accommodate car parking for visitors and staff.

In terms of design and appearance, any proposed units would resemble typical commercial units – indicative image is included below. Each unit would have a roller-shutter door to accommodate deliveries and access for HGVs.



Illustrative Indication of Unit Type

Sustainability Appraisal

In regards to the assessment of the site against the ISA Objectives, the following table has been prepared for Crossways Estate in order to demonstrate how the allocation and development of the site can meet the various objectives. This seeks to provide an overview of the effect of development of the site in achieving the Plan's Sustainability objective, although it is of course acknowledged that the LPA would need to undertake their own assessment.

Key:

++	Major positive effect
+	Minor positive effect
0	Neutral/ No effect
?	Uncertain effect
-	Minor negative effect
--	Major negative effect

ISA Themes	ISA Objectives	ISA Candidate Site Assessment Score
Economy and Employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++
Population and Communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs. To enhance design quality to create places for people that maintain and enhance community and settlement identity.	0 | 0
Health and wellbeing	To improve the health and wellbeing of residents within Vale of Glamorgan through promoting healthy and sustainable places	0
Equalities, diversity and social inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion	?
Transport and movement	Increase sustainable transport use and reduce the need to travel.	-
Natural Resources (Air, Land, Minerals and Water)	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution. To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land. To conserve, protect and enhance the water environment, water quality and water resources. To protect mineral resources and support waste management.	+
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area .Vale of Glamorgan.	+

Historic Environment	Preserve and enhance Vale of Glamorgan's heritage resource, including its historic environment and archaeological assets. Promote understanding of Vale of Glamorgan's cultural heritage.	0
Landscape	To protect and enhance the quality and character of Vale of Glamorgan's landscape and townscape.	-
Climate Change	Support the resilience of the Vale of Glamorgan to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources. Reduce Vale of Glamorgan's contribution to climate change from activities which result in greenhouse gas emissions.	+

It is evident that the site scores well against all criteria listed, given it's brownfield nature and the current business and employment operations on the site. However, it is acknowledged that the site is not within 800m of public transport or a town centre.

As has been demonstrated earlier within this report, it is not considered that the sustainability credentials of the site affect it's allocation for the existing / proposed use given it's location assists in the operation of large vehicles and heavy equipment. and these issues would not be insurmountable to redevelopment of the site for further employment.

In summary, and on balance, the site clearly scores well against the pertinent site assessment criteria, and therefore complies with multiple sustainability objectives.

Justification of Site against Candidate Site Assessment Methodology

This document uses the 'traffic light' scoring system to determine the suitability of sites against the assessment criteria with each section, thereby enabling the Council to filter sites out depending on a site's performance against the criteria outcomes and considered against the following outcome.

Table 1 – Site Assessment Criteria Outcomes	
GREEN	Positive- No constraint to development
AMBER	Amber – Constraints identified requiring mitigation/policy intervention- Further consideration required
RED	Negative- Major constraint to development or contrary to national policy or not enough information provided

Site Availability (8.1)

Ownership and Legal Considerations (8.1.1)

Public Land	Red	The site is not included in a published disposal strategy
Land Ownership	Green	The site is owned by a single landowner who supports the site proposal or, if in multiple ownership there is evidence of an agreement to the site proposal.
Developer Interest	Green	There is evidence of developer interest in the site proposal, or the site has extant planning permission.
Legal covenants	Green	There are no legal rights or restrictive covenants in place that would prevent development

There are not considered to be any ownership of legal issues which would prevent the site coming forward for further employment uses. Further details about the current operations at the site are detailed in the above sections. As a result, the site is available and deliverable within the Plan period.

Site Availability (8.1.2)

Site Availability	Green	Available for development in short term (within 5 years)

The site promoter will be making a pre-application enquiry submission shortly (later this month) to explore the redevelopment opportunities for the site – including the ability to extend the existing business into the field to the east. As such, the site promoter is actively looking to bring forward an application for the site in the short term and any pre-application advice will ensure that any fundamental issues are highlighted before proceeding with any future application.

Site Availability Assessment Outcome	
The site is considered available for development	✓

The site is affected by some ownership constraints that can be addressed	
The site is affected by ownership constraints that cannot be addressed or insufficient information provided	

Site Viability (8.2)

Initial viability appraisal (Stage 1 criteria) (8.2.1)

Viability	Green	An initial site viability appraisal has been undertaken and is within the viability parameters set out by the Council. Further detailed assessment is required as part of the candidate site assessment process.

The site is submitted with a DVM completed by HRT. This confirms that based on the information currently available, the scheme appears to be profitable and viable, and would likely be attractive to both the developer and occupier markets. At this stage, there is no indication that financial viability would preclude the development of the site for the proposed uses and quantum of development. This provides an indication of the likely deliverability of a site as well as the intentions of a site promoter to bring the site forward during the Plan period.

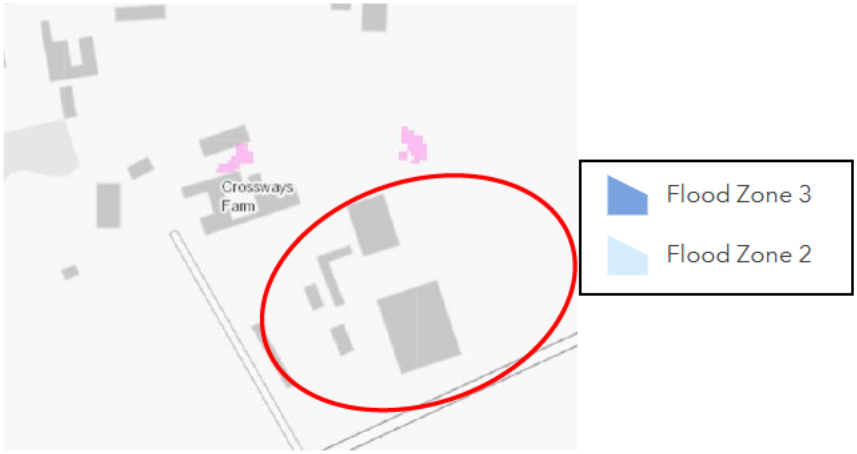
Deliverability and Viability Assessment Outcome	
Initial viability appraisal undertaken which illustrates adequately that the site viable and deliverable	✓

Site Characteristics: Environmental and Physical Constraints (8.3)

Flood Risk Zones *(stage 1 criteria)* (8.3.1.)

Flood Risk Zones	Green	The site is identified as being within Flood Zone 1 area or in a TAN 15 Defended Area where the proposal meets the justification test and acceptability of consequences set out in TAN 15

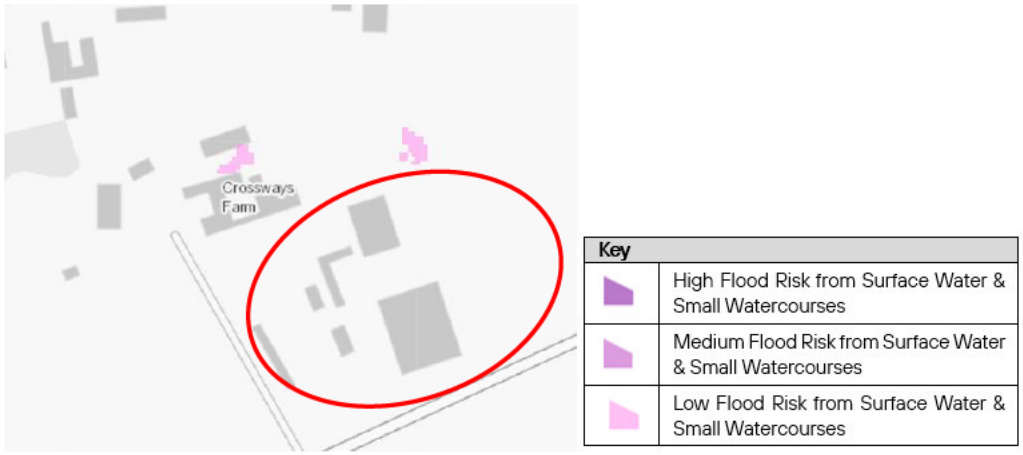
As highlighted above, the site is not at risk of flooding. The following extract from NRW's Flood Map for Planning confirms the position:



NRW Flood Risk Map (Approximate site outlined in red)

Surface Water Flooding (stage 1 criteria) (8.3.2)

Surface Water Flooding	Green	The site is identified as being within Flood Zone 1 area where the susceptibility to surface water flooding or flooding from other sources is minimal.



As highlighted above, the site is not at risk of flooding. The following extract from NRW's Flood Map for Planning confirms the position. Any surface water drainage would be managed as part of any new layout and drainage scheme for the layout, one finalised.

Brownfield/ Greenfield Land (stage 2 criteria) (8.3.3)

Brownfield/ Greenfield Land	Green	The site is a brownfield /underutilised site within or adjoining and existing settlement

As detailed above, the site is largely brownfield, and already benefits from employment use as well as a range of commercial and industrial buildings. The adjoining field to the site is greenfield however, the acceptability of allocating this parcel of land is proposed as an extension to the existing site and employment use.

Any redevelopment of the site would focus on the re-use and redevelopment of the brownfield element of the site as the primary allocation and use, but with the view of utilising the adjoining greenfield site as an extension to the use. The current building coverage is low and inefficient. It is also important to note that the adjoining parcel does not benefit from having any agricultural value – please see map extract below which details the agricultural land classification of the site:



Ecological Designations and Protected Species (8.3.4)

Ecological Designations and Protected Species **European Sites: SAC/SPA/RAMSAR**	Green	No adverse impact on the SAC /SPA/Ramsar designation

The site is not affected by any European sites or designations.

SSSI Designations and Ancient Woodlands (stage 1 criteria) (8.3.4.2)

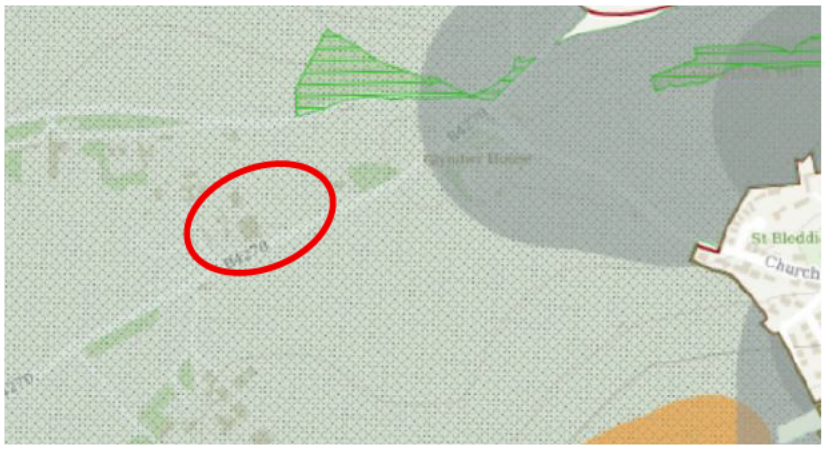
Ecological Designations and Protected Species **SSSI and Ancient Woodlands**	Green	No adverse impact on the SSSI/Ancient Woodland designation.

The site is not within 100m of a SSSI/Ancient Woodland.

Locally Protected Sites (SINCS and Local Nature Reserves) (stage 2 criteria) (8.3.4.3)

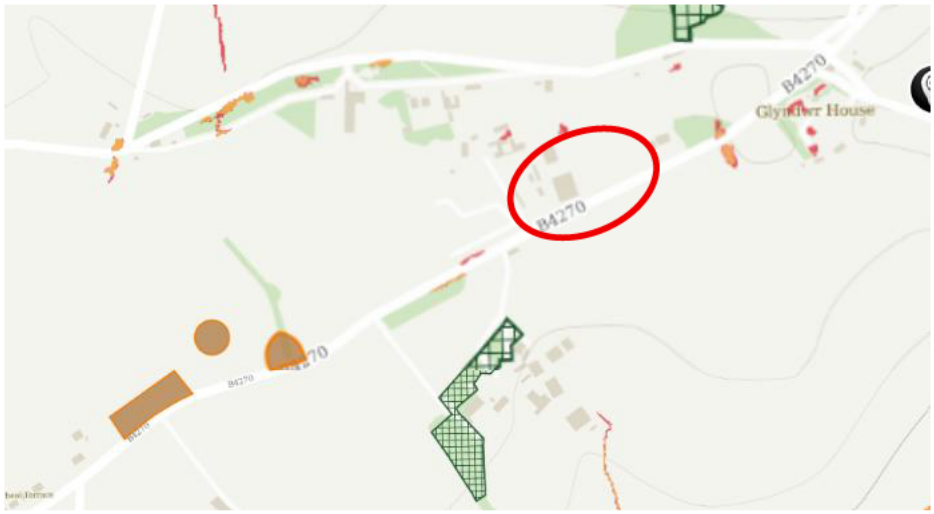
Ecological Designations and Protected Species Locally Protected Sites- **SINCS, Local Nature Reserves**	Green	No adverse impact on locally designated sites.

The site is not impacted by any locally designated sites. This is confirmed within the following policy map extracts from the proposed RLDP Proposals and Constraints Mapping:



Key	
	Mineral Safeguarding – Limestone 2
	Special Landscape Area 2

RLDP Proposals Map (Approx site location in red)



Key	
	Scheduled Monuments

RLDP Constraints Map (Approx site location in red)

Historic Environment (stage 1 criteria) (8.3.5)

Historic Environment	Green	The site does not have, or is not within close proximity to, a historic asset, the setting of an historic asset and/or archaeologically sensitive area

As detailed in the existing Constraints RLDP Map extract (above) the site is not within close proximity to any historic assets. There are ancient monuments located to the East and West of the site at Caer Dynnaf Hillfort and Breach Farm but these are over 500 metres away from the site and would not impact any future development at the site.

Agricultural Land Quality (stage 2 criteria) (8.3.6)

Agricultural Land Quality (stage 2 criteria)	Green	The site is previously developed land or would not result in the loss of Best and Most Versatile Agricultural Land

As detailed above, any redevelopment of the site would focus on the re-use and redevelopment of the brownfield element of the site as the primary allocation and use, but with the view of utilising the adjoining greenfield site as an extension to the use. The adjoining parcel does not benefit from having any agricultural value – a map extract above details the agricultural land classification of the site (3b) and is therefore moderate and of limited value.

Minerals Resources (stage 2 criteria) (8.3.7)

Minerals Buffer Zones and Minerals Safeguarding Areas	Amber	The site is within a mineral safeguarding area however prior extraction could have unacceptable impacts on important environmental features. Site is within a minerals buffer zone but does not prejudice the operation of the mineral extraction site.

The safeguarding of mineral resources and the inclusion of land within a Minerals Safeguarding Area does not give a presumption for mineral working development to be permitted. The mineral safeguarding maps demonstrate the likely concentration or occurrence of minerals within the area – but should not be treated as a constraint to development. Given that the site is not in close proximity to any mineral extraction sites, and given the built form already on the site and in close proximity to it (including residential dwellings) it would not be considered appropriate for the site to be used for mineral extraction in any event.

Green Wedge Designations (stage 2 criteria) (8.3.8)

Green Wedge	Green	The proposal is not within a Green Wedge

The site is not within the green wedge in either the adopted LDP or the RLP constraints mapping.

Special Landscape Area and Glamorgan Heritage Coast Designations (stage 2 criteria) (8.3.9)

Special Landscape Areas and The Glamorgan Heritage Coast	Amber	The site is located within a Special Landscape Area/The Glamorgan Heritage Coast and the development may result in little or no change in character and little or no significant effect on landscape character and visual amenity.

It is acknowledged that the site does lie within the Special Landscape Area. A Landscape and Visual Impact Assessment would be submitted to support the site's redevelopment as a result as part of any future application. However, it is not considered that the redevelopment of the site for further employment uses would impact the SLA given the already brownfield nature of the site and existing building / use which exists on the site currently.

Tree Preservation Orders, Hedgerows and Woodlands (stage 2 criteria) (8.3.10)

Tree Preservation Orders Hedgerows and Woodlands.	Green	No TPOs present on site, and the proposals would not lead to significant tree loss

The trees on the site do not benefit from Tree Protection Orders. Moreover the submitted illustrative layout looks to retain the existing trees on the site as part of any redevelopment.

Contaminated Land (stage 1 criteria) (8.3.11)

Contamination	Green	The site is not contaminated

Given the operations on the site to date, it is unlikely that there would be any contamination found. However, a contamination assessment for the site would be undertaken as part of any future application in order to assess this.

Amenity and compatibility with adjacent uses (stage 2 criteria) (8.3.12)

Amenity Impact- adjacent uses	Amber	Potential sources of noise, odour, light and/or dust pollution impacts identified can be mitigated / the proposal would be compatible with adjoining uses using mitigation measures

Given the existing commercial use of the site, there is unlikely to be any additional noise, odour, light and/or dust pollution impacts as part of the redevelopment of the site. However, it is acknowledged that there are residential properties adjoining the site which would need to be taken into consideration, should the site be utilised more fully for commercial uses.

Existing Physical Site Constraints (stage 1 criteria) (8.3.13)

Existing Physical Site Constraints	Green	The site is free from constraints.

There are no constraints to the development such as power or phone lines which would impact the future redevelopment of the site.

Topography and Site Conditions (stage 1 criteria) (8.3.14)

Topography and Site Conditions	Green	The site is free from constraints

The only current constraint to development would be the existing buildings, which would need to be removed in order to provide better options for the redevelopment of the entire site. However, these are not considered to present any issue which would result in the site not being able to be developed. Moreover, the current buildings are in a poor condition and well beyond their useful lifespan.

Environmental and Physical Constraints Site Assessment Outcome	
No physical or other constraints	✓
Constraints identified that require mitigation/policy intervention- Further consideration required	
Major constraint to development or contrary to national policy or not enough information provided	

Site Location: Accessibility and Proximity to Services and Facilities (8.4)

Location – Residential Proposals (stage 1 criteria) (8.4.1)

Settlement Hierarchy	Red	The site is located within the countryside (not applicable to gypsy and traveller sites).

The site is located in the countryside – in policy terms. That said, the site is a well-established existing business which has been running as an employment site for many years. It is considered that the redevelopment of this site presents an opportunity to develop the site for further uses, in order to realise the site's full potential. Its location in the countryside is, in part, to do with the operations and employment it offers. The site is also close to Cowbridge, and the new development at Clare Garden Village, which is only about 0.5 miles from the site.

Location – Employment and Retail Proposals (stage 2 criteria) (8.4.2)

Location-Employment and Retail Uses	Green	The site is within, or adjoins an existing employment sites or town, local or neighbourhood retail centre.

The site is located within an existing employment site. It's location in the countryside is, in part, to do with the operations and employment it currently offers, as explained above, the site is a well-established existing business which has been running as an employment site for many years. It is considered that the redevelopment of this site presents an opportunity to develop the site for further uses, in order to realise the site's full potential.

Moreover, the direct access from Llantwit Major Road provides a practical and efficient route for HGVs and service vehicles, ensuring smooth logistical operations. The surrounding road infrastructure supports frequent and heavy vehicle movements, making it ideal for continued or expanded industrial use.

Access to Services and Facilities (stage 2 criteria) (8.4.3)

Access to Services and Facilities	Red	Greater than 1200m (+15-minute walk)

The site's proximity to education provision and green spaces are not important factors for the site, given its current and proposed use. The site is around 0.5 miles from Cowbridge and therefore there are facilities nearby which could be used by staff or visitors of the site.

Access to Green Open Spaces / Green Infrastructure (stage 2 criteria) (8.4.4)

Access to Green Open Spaces/Green Infrastructure Network	Green	The site is within 5-to-10-minute walking distance of useable green space, public open space, or open access land

The site is for an employment use and so the connectivity to open green spaces is not considered to be as important as residential uses. However, the site's employment use would provide scope to include an appropriate feature for

anyone attending the site to utilise for lunch breaks / amenity. In the meantime ,the site benefits from access to green space around the immediate site.

Sustainable Transport – Public Transport (stage 2 criteria) (8.4.5)

Sustainable Transport Public Transport	Red	The site is not served by public transport connections within 800m of the site and is considered incapable of supporting a frequent service by virtue of its size.

Although there are currently no bus stops which are nearby to the site, there is a stop further down the road towards Cowbridge which could be utilised by people visiting the site.

Sustainable Transport- Active Travel (stage 2 criteria) (8.4.6)

Active Travel Walking and Cycling	Red	The site is not connected to an active travel route and there is limited or no opportunity to create active travel opportunities.

The site would be accessible by cycle and by car. Given that there is limited pedestrian access on Llantwit Major Road, pedestrian access to the site is limited.

Community Facilities (stage 2 criteria) (8.4.7)

Community Facilities	Green	The site will not result in the loss of an existing community facility.

The site would not result in the loss of any existing community facilities as there are currently none on the site.

Location and Accessibility Assessment Outcome	
Site is in a settlement that offers good accessibility to services and facilities location and accessible by a range of modes	
Site is in a settlement with some services and can support improved access opportunity to enhance existing transport connections –Further consideration required	
Site is in an isolated location and would result in high car dependency/contrary to national policy.	✓

Infrastructure Availability (8.5)

Connectivity and Capacity (stage 2 criteria) (8.5.1)

Service connection Water and Sewerage	Green	Existing or evidence of suitable connections

The site is a well-established existing business which has been running as an employment site for many years. The site already benefits from water connections and has an existing foul drainage arrangement.

Other Infrastructure (stage 2 criteria) (8.5.2)

Other Infrastructure connections Electricity, Gas, Broadband and telephone	Green	Existing or evidence of suitable connections

The site is a well-established existing business which has been running as an employment site for many years. The site already benefits from connections to electricity, broadband and telephone lines.

Highway Accessibility (stage 2 criteria) (8.5.3)

Highway access Local and Strategic Network	Green	No constraints on highway accessibility, site can provide safe access with minor mitigation measures

The site is a well-established existing business which has been running as an employment site for many years. As a result, there is already an existing access which can be utilised for any future development.

Infrastructure Availability Assessment Outcome	
Infrastructure capacity available	✓
Limited capacities identified that may be addressed through mitigation - internal/external consultation to be undertaken to verify measures required	
Major infrastructure constraints identified	

Climate Change, Placemaking and Wellbeing (8.6)

Climate Change (stage 2 criteria) (8.6.1)

Climate Change	Amber	The development shall incorporate carbon reduction measures and/or energy sources above that required by Building Regulations

As part of any redevelopment, any new buildings will be designed with carbon reduction in mind, where possible. The redevelopment of the site provides an opportunity to improve the sites energy consumption and could help to reduce current unfriendly climate change practices.

Placemaking- Character and Place (stage 2 criteria) (8.6.2)

Placemaking- Character and place	Green	Development of the site has the potential to enhance the character of the area and contribute positively to national sustainability and placemaking principles

The redevelopment of the site provides an opportunity to improve the general look and feel of the site as an employment site. The redesign of any new buildings also have the ability to make these fit better with the surrounding character and local context, where possible. The improvement of the site to include for amenity spaces for staff etc. is also an important consideration and benefit of any redevelopment.

Health and Wellbeing (stage 2 criteria) (8.6.3)

Health and Wellbeing	Amber	N.A

It is not considered that a Health and Wellbeing Checklist needs to be completed for the site due to the proposed use.

Climate Change, Placemaking and Wellbeing Assessment Outcome	
The proposal is considered complimentary to climate change national; national placemaking outcomes and make a positive contribution to health and well-being objectives.	✓
The proposal would make a limited contribution towards climate change, national placemaking outcomes and make a positive contribution to health and well-being objectives.	
The proposal would be contrary to national placemaking outcomes and make a neutral/negative contribution to health and well-being objectives.	

Conclusion

Having regard to the above, and in summary, it is considered that the site should be considered acceptable and appropriate as an employment site allocation, in light of the following key factors:

- The Sustainability Appraisal completed for the site confirms that the site has a range of positive impacts through it's allocation for employment uses, and could assist in achieving the Plan's sustainability objectives.
- In respect of assessing the site against the Candidate Site Methodology, the site is considered available for development and has a viable prosect of coming forward in the short term, for delivering further employment land in the plan period.
- The site has limited constraints, given that it is currently partially brownfield land and doesn't include any high grade agricultural land.
- The only policy destination for the site to overcome would be in relation to the SLA, which could be addressed through a Landscape and Visual Impact Assessment submitted as part of any future application.
- The site is located in the countryside but is brownfield and already a well-established existing business which has been running as an employment site for many years. It is considered that the redevelopment of this site presents an opportunity to develop the site for further uses, in order to realise the site's full potential.
- The site already benefits from existing connections to infrastructure such as water, electricity and the local highway.
- The redevelopment of the site has the ability to make a positive contribution to placemaking and wellbeing.

We consider that the site 'performs' well against the defined assessment criteria and methodology, with no evident insurmountable constraints, obstacles, or failings. It has been demonstrated above that there are no insurmountable constraints to development of the site, which would represent an appropriate existing employment site allocation, with the ability to extend this further. Moreover, the site comprises previously developed land and benefits from existing permissions for its current use. As such, the site should be considered a 'reasonable' option, and should progress to the Stage 3 assessment accordingly.

Our client would be happy to discuss any aspect of the submission made and credentials of the site when your Authority (and the appointed Inspector in turn) comes to evaluate matters.

We respectfully urge you, for the reasons given herein and in the associated submitted information, to include the site put forward within the emerging LDP for a new employment allocation.

Yours sincerely

[redacted]

Geraint John Planning Ltd.