

DRAFT

CWMBRAN

PLOT C1: LLANTARNAM PARK



DESIGN & ACCESS STATEMENT

JUNE 2024

GARRETT | MCKEE
ARCHITECTS

CONTENTS

1. INTRODUCTION	
1.1. EXECUTIVE SUMMARY.....	4
1.2. APPLICANT.....	4
2. SITE APPRAISAL	
2.1. WIDER SITE LOCATION.....	6
2.2. SITE ANALYSIS.....	7
2.3. SITE BOUNDARIES.....	8
2.4. EXISTING SITE PHOTOGRAPHS.....	9
2.5. SITE TOPOGRAPHY.....	12
2.6. FURTHER ANALYSIS.....	13
2.7. HISTORIC CONTEXT.....	15
3. LOCAL PLANNING POLICY	
3.1. LOCAL DEVELOPMENT PLAN STRATEGY.....	18
3.2. STRATEGIC ACTION AREAS EMPLOYMENT ALLOCATION.....	19
4. PARAMETER DEVELOPMENT PLANS	
4.1. BUILDING PARAMETERS.....	21
5. DEVELOPMENT PROPOSAL	
5.1. INDICATIVE MASTERPLAN PROPOSAL.....	23
5.2. USE & AMOUNT.....	24
5.3. LAYOUT.....	25
5.4. SCALE.....	26
5.5. LANDSCAPE.....	27
5.6. APPEARANCE.....	28
6. ACCESS	
6.1. VEHICULAR ACCESS.....	31
6.2. SUSTAINABLE TRANSPORT.....	31
7. SUMMARY	
7.1. DEVELOPMENT SUMMARY.....	33

PROJECT TEAM

Client Opus Land



Architect Garrett McKee



Structural & Civil SBK



MEP Consultants CPW



1. INTRODUCTION

CWMBRAN
PLOT C1: LLANTARNAM PARK
DESIGN & ACCESS STATEMENT

1.1. EXECUTIVE SUMMARY

This statement has been prepared by Garrett McKee Architects on behalf of Opus Land, to accompany an outline planning application which is to be submitted to Torfaen County Borough Council for consent to develop Plot C1, Llantarnam Park, Business Park, Cwmbran. NP44 3DE

The statement provides a description of the development proposals and explains the design logic behind the application. This is in accordance with the requirements of the planning application processes which are set out in the Planning (Wales) Act 2015 and the guidance document, Design and Access Statements in Wales, April 2017



Opus Land: Apollo I, II & III, Prospero Ansty Park

1.2. APPLICANT

Opus Land is a property company specialising in developing industrial and warehouse buildings. Opus is working with the landowner to define the development parameters for the Llantarnam Park, Plot C1 allocated employment site. This application provides the next level of detail in the process of bringing the site forward for development which will help secure inward investment in Cwmbran and create jobs



Opus Land: CONNEQT, Alpha & Beta, Kingswood Lakeside, Cannock

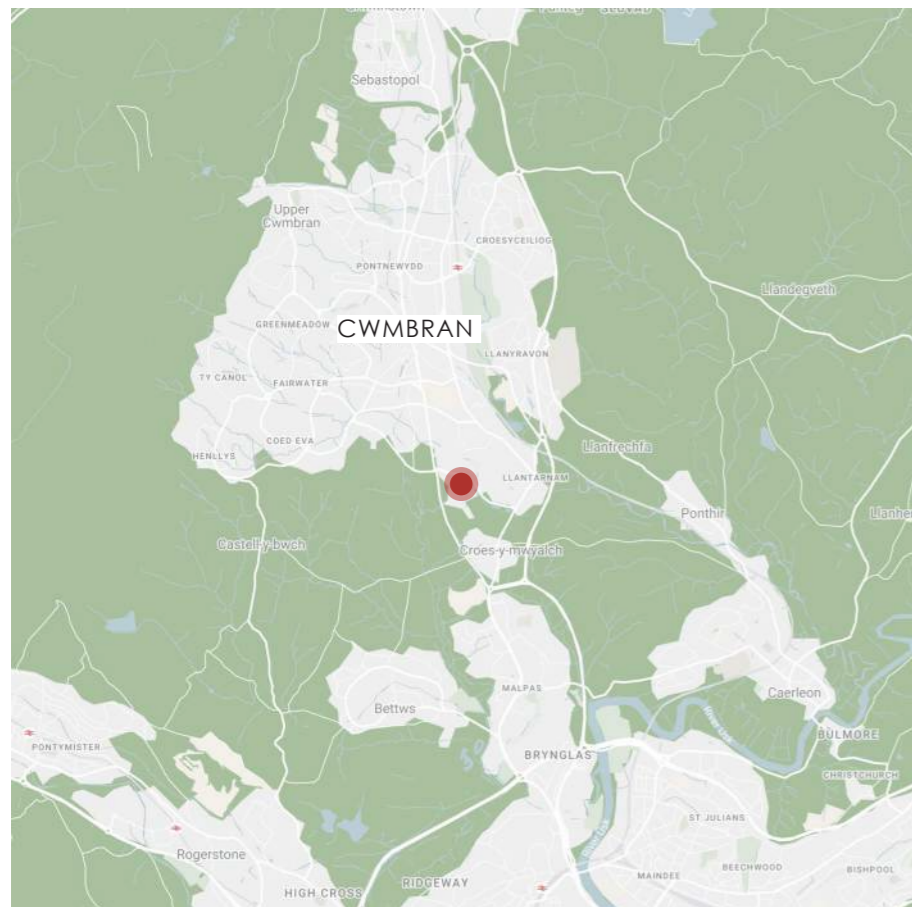
2. SITE APPRAISAL

CWMBRAN
PLOT C1: LLANTARNAM PARK
DESIGN & ACCESS STATEMENT

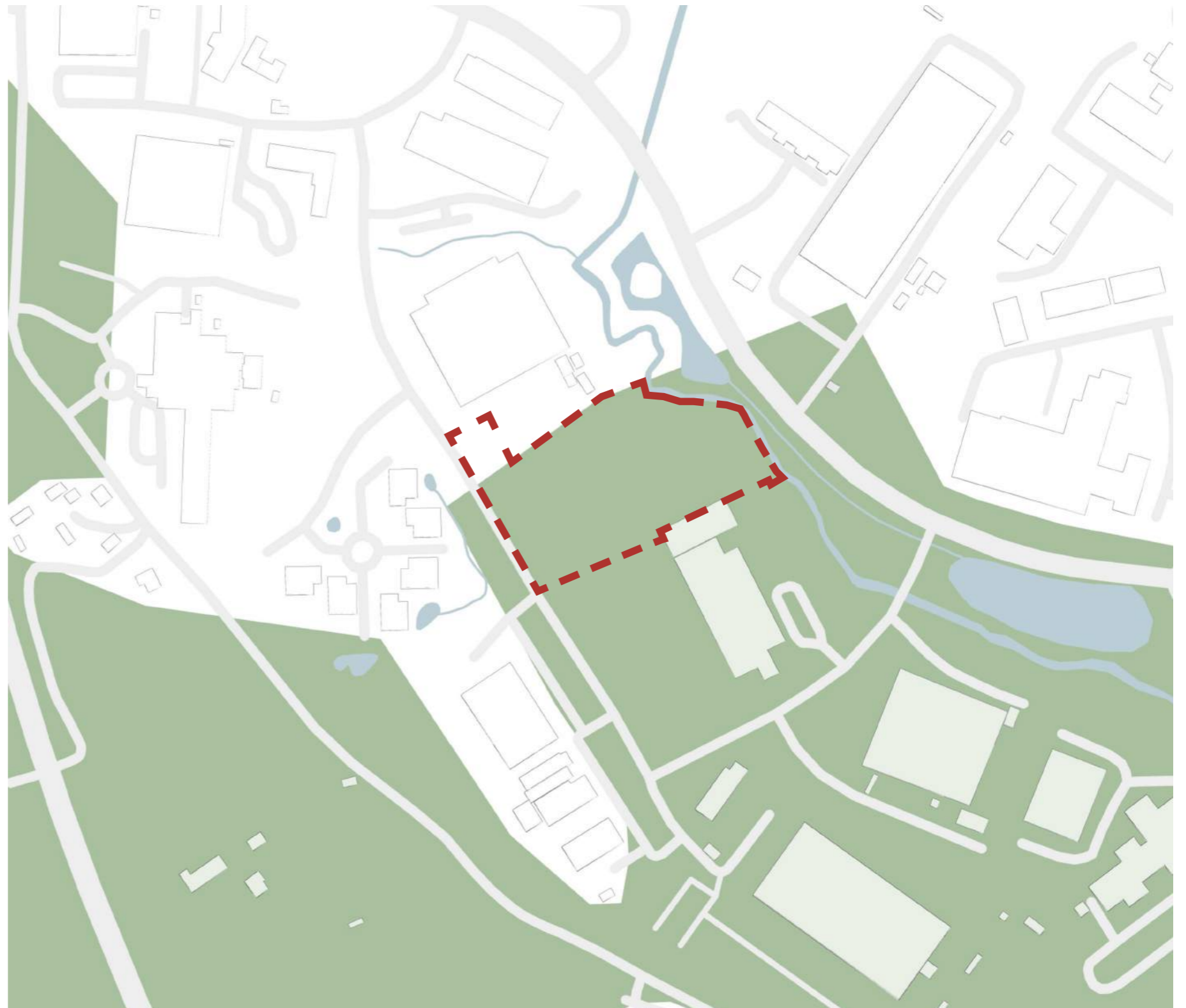
2.1. WIDER SITE LOCATION

The site is in the Llantarnam Park employment area which is located 1.5 miles south of Cwmbran town centre. The Llantarnam Park is an established employment area. It is one of the region's most prestigious locations for industry and is home to a number of prominent companies such as Hempel, Spear Europe and MCC Labels.

Access is from the A4042 and the Park is located approximately 3 miles North of Junctions 25A and 26 of the M4 Motorway. The motorway gives access to Newport and Cardiff to the West, and the Severn Bridge to the East.



Approximate Site Location 



Site Boundary 

2.2. SITE ANALYSIS

OVERVIEW

Plot C1 has an area of 1.31 ha (3.24 acres) and sits within Llantarnam Employment area which has a total area of 21.45 ha (53 acres).

Access is from Lakeside Road and there is also the possibility of sharing the existing MCC Labels site access as both the MCC land and Plot C1 are in the same ownership

Since its formation approximately 40 years ago, the site has remained undeveloped. This has resulted in the encroachment of self-seeded trees, bushes and brambles from the Brook and South East boundaries. Whilst the remainder of the site is clear of trees and bushes it has become overgrown with small shrubs, brambles and nettles

Most of the land around the site has been developed. On the north west boundary, MCC Labels have a manufacturing facility. On the south east boundary there are two plots. The plot closest to Lakeside Road has not been developed, the lower plot next to Dowlais Brook, contains a small unit, multi let development known as Lakeside Park

On the opposite side of Lakeside Road is The Pavilions, a development of two storey, business park style office units.



Site Boundary — — — —

2.3. SITE BOUNDARIES

Plot C1 is surrounded by employment uses. To the North of the site the building is occupied by an industrial facility operated by MCC Labels who produce branding and product information labelling for a wide range of consumer products.

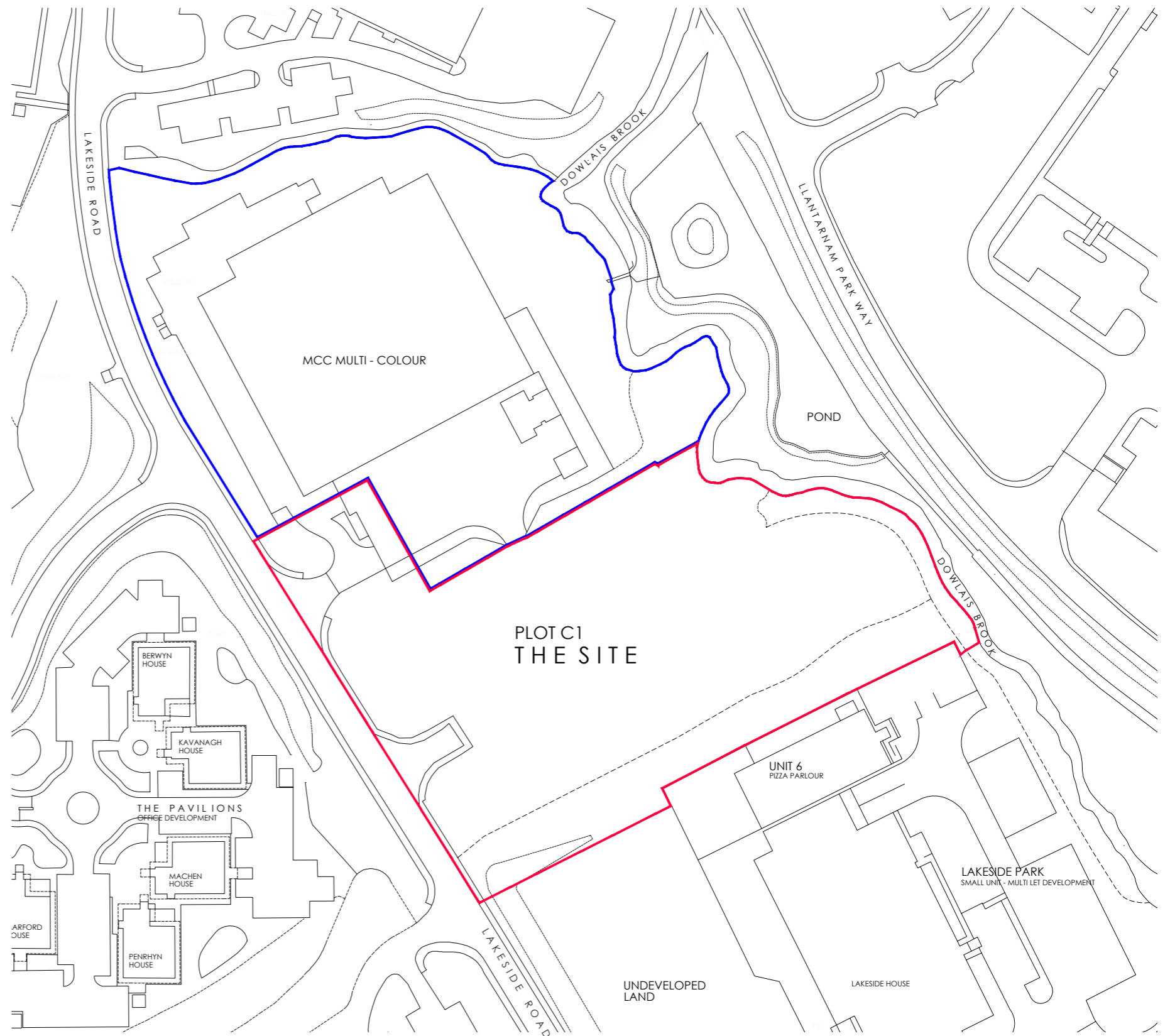
Lakeside Road forms the Western boundary. The Pavilions development of two storey detached offices is on the opposite side of the road and occupiers include DXC Technologies and Nagra Kudelski.

To the South of the site there are two plots. The plot next to Lakeside Road has not been developed, the plot next to Dowlais Brook contains the Lakeside Park development. This is a multi let development of small units, the unit adjacent to Plot C1 is Unit.6 currently occupied by Pizza Parlour.

The Eastern boundary is formed by Dowlais Brook, the plot C1 development plateau is approximately 9m above the level of the Brook, and there is a steep fall down to the Brook.

On the opposite side of the Brook there is a pond, with mature trees and shrub landscape screening Plot C1 from Llantarnam Park Way.

On the opposite side of the road is the Llantarnam Industrial Park which accommodates facilities for Euro Foods UK and STG Aerospace.



2.4. EXISTING SITE PHOTOGRAPHS

A series of existing site photographs have been taken to help identify site conditions, opportunities, constraints and any adjacent neighbouring properties.

Photo 01: View towards the corner of site from Lakeside Road.

Photo 02: View looking down Lakeside Road.

Photo 03: View looking into site towards MCC Labels.

Photo 04: View of Pavilions office development.

Photo 05: View across site towards Lakeside Park.

Photo 06: View across site towards MCC outbuilding.

Key Plan



Viewport 



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05

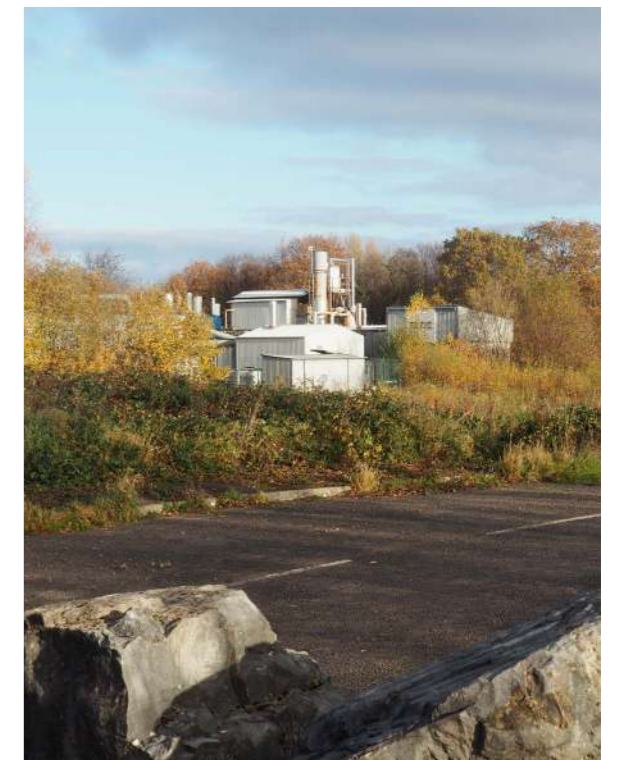


Photo 06

Photo 07: View down site from 'bell mouth' access.

Photo 08: View towards invasive trees at South East boundary.

Photo 09: View across site to MCC Labels.

Photo 10: View from stream bank looking up towards Lakeside Park.

Photo 11: View from stream bank showing extent of fill and self seeded trees.

Photo 12: View from stream bank showing extent of fill and self seeded trees.

Key Plan



Viewport 



Photo 07



Photo 08



Photo 09



Photo 10



Photo 11



Photo 12

Photo 13: View of self seeded trees at development plateau embankment.

Photo 14: View from back of the site towards Pavilions development.

Photo 15: View from Brookside towards site showing MCC fence.

Photo 16: View from Brookside towards MCC outbuildings.

Photo 17: View from Brookside towards MCC outbuildings.

Photo 18: View towards site from Llantarnam Park Way showing extent of tree screening.

Key Plan



Viewport 



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



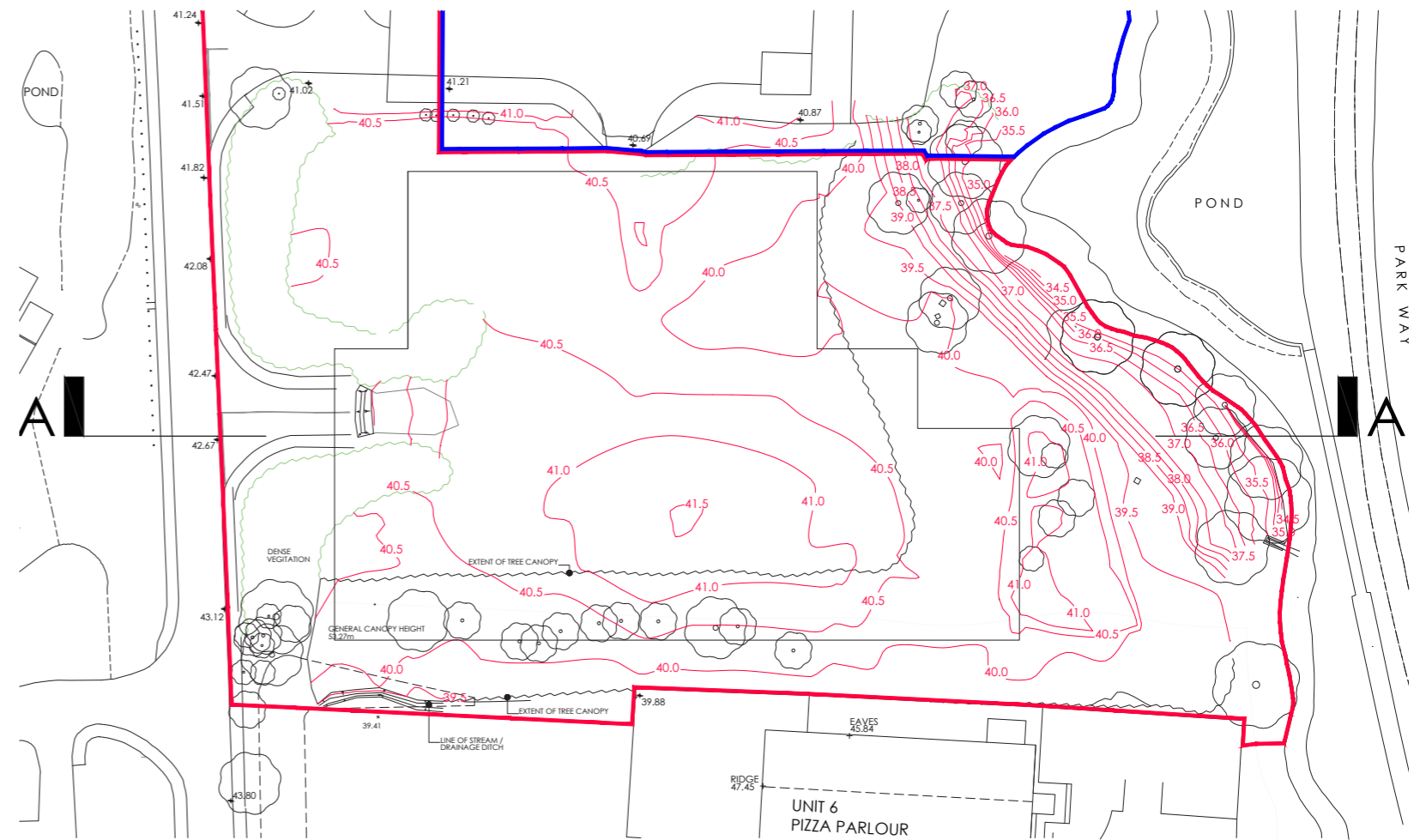
Photo 18

2.5. SITE TOPOGRAPHY

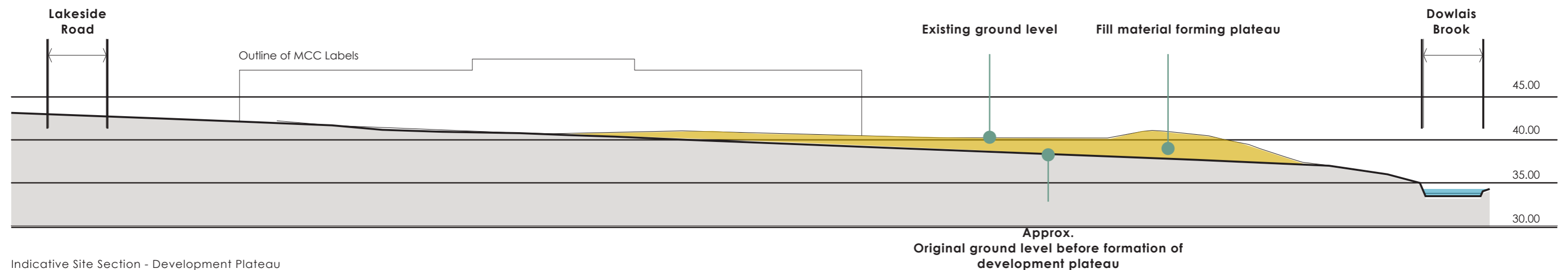
In the vicinity of Plot C1 the Llantarnam Park land falls East down to Dowlais Brook. The change in level from Lakeside Road to the brook is approximately 9m, from 42.5m to 33.5m AOD. To enable the land to be used for employment uses, development plateau was formed with an average level of 40.5m AOD.

The plateau is approximately 2m below the level of Lakeside Road and the from the back of footpath to the plateau there is a fall of about 1 in 5. At the back of the site the level change from plateau down to Dowlais Brook is between 6 and 7m.

In several areas, the fall from plateau level down to Dowlais Brook is very steep. In profile the change in level is stepped with a steep but gradual fall around 3m down to the 'step'.



Site Topographic Map



Indicative Site Section - Development Plateau

2.6. FURTHER ANALYSIS

SITE DIMENSIONS & ACCESS

The site has an area of 3.24 acres and its shape is broadly rectangular with dimensions at its longest parts of c.164m in East-West direction and c.89m in North-South direction along Lakeside Road.

The site has almost 3 land locked boundaries and currently a single access point from Lakeside Road with a potential access from the adjacent MCC site.



BOUNDARIES

The application boundary highlighted red, whilst to the North the adjoining blue lined ownership boundary containing MCC.

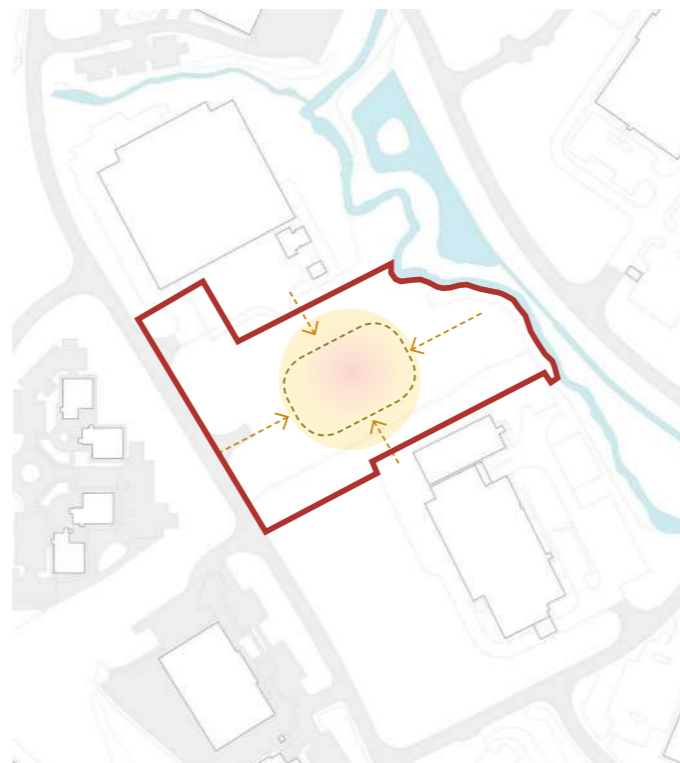


HEIGHTS

Given its location and surrounding context, the building will maintain heights that are appropriate to the industrial nature of the site.

Surrounding buildings such as MCC to the North have a building height c.50m AOD.

The central area of the site is best placed to accommodate the building, along with any taller elements.



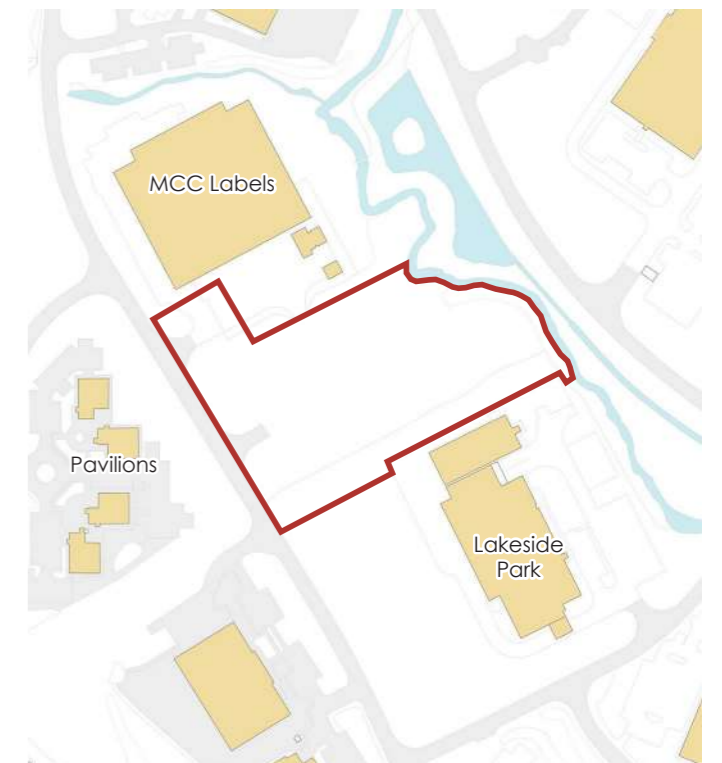
ADJACENT USES

The site sits within an existing industrial area, which all feature commercial uses.

Most of the land around the site has been developed.

On the North West boundary, MCC Labels have a manufacturing facility. On the South East boundary there are two plots. The plot closest to Lakeside Road has not been developed, the lower plot next to Dowlais Brook, contains a small unit, multi let development known as Lakeside Park

On the opposite side of Lakeside Road is The Pavilions, a development of two storey, business park style office units.



TRANSPORT

Llantarnam industrial park is accessed via the A4042 and is approximately 3 miles North of the M4 Motorway, Junctions 25A & 26.

The nearest train station is located in the town centre of Cwmbran, approximately 2.5 miles away.

Other transport links are located on Llantarnam Park Way, with a series of bus stops at the top, middle and bottom of the road.

From Llantarnam Park Way via the No.23 bus to Cwmbran train station takes approximately 10-15 minutes, making the site highly accessible.



FLOOD RISK

The site sits close up against an existing water source the Dowlais Brook. Due to occasional flooding the Brook presents itself within flood zone 2/3 which encroaches marginally into the site.

On the map highlighted by a green shade indicates a the chance of groundwater flooding which in this case is low .



VEGETATION

This existing site consists of a small area of hardstanding and the rest covered in vegetation.

Since its formation approximately 40 years ago, the site has remained undeveloped. This has resulted in the encroachment of self-seeded trees, shrubs and brambles from the Brook and Southern boundaries.

The remainder of the site is clear of trees and shrubs but has become overgrown with small shrubs, brambles and nettles

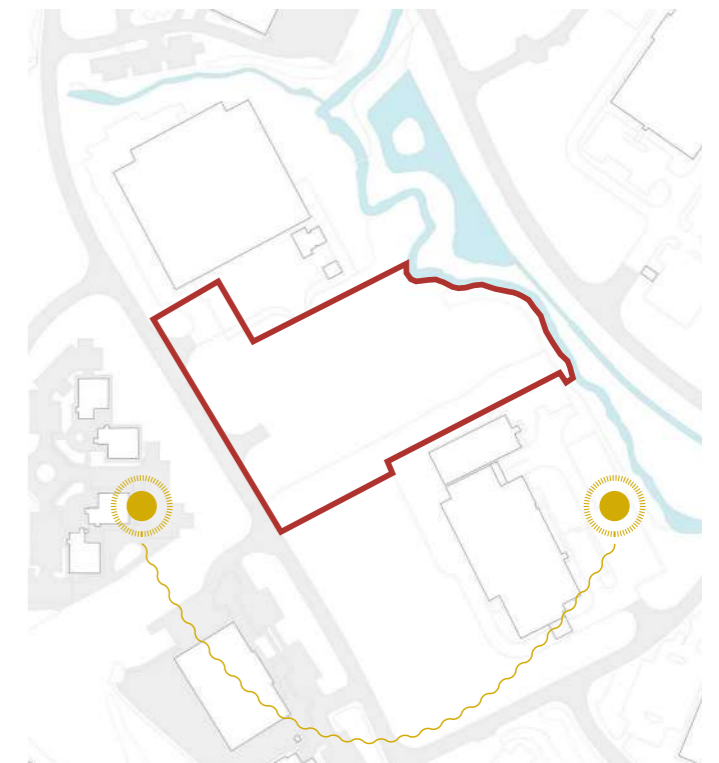


DAYLIGHT / SUNLIGHT

The quality of natural light is crucial to many industrial processes, which rely on the accuracy of visual quality control and the exact rendition of colours, textures and images.

The orientation of the site presents an excellent opportunity to maximise the available daylight and sunlight within the scheme.

A careful consideration should be given to any potential impact on daylight available to and overshadowing of existing properties.



2.7. HISTORIC CONTEXT

HISTORIC MAPS

Torfaen is centred on the urbanized and industrialized valley of the Afon Lywd it encompasses the surrounding wooded hills and moorlands.

Pontypool, the county borough's administrative centre, was an early metalworking centre, with iron smelting dating back to 1577, and immigrants from Pontypool reputedly built the first forge in the United States in 1652. Pontypool became in 1720 the first town in Britain to produce tinplate.

Many workers from the town were involved in the Chartist Riots in Newport, Wales, in 1839. The historic industrial landscape associated with Blaenavon Ironworks was designated a UNESCO World Heritage site in 2000. Blaenavon is now the site of Big Pit National Coal Museum.

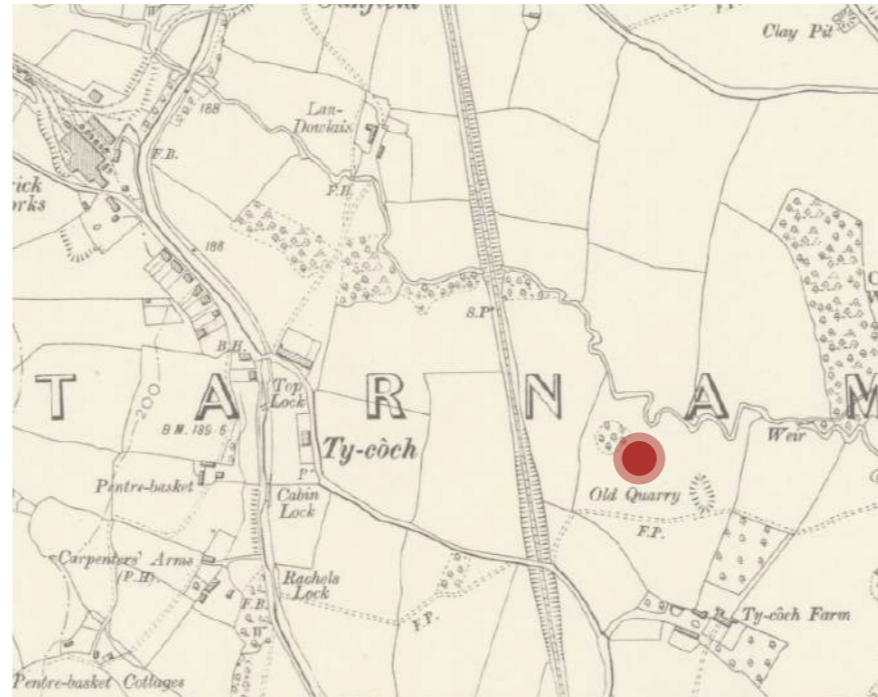
Cwmbrân, located south of Pontypool, began as a small industrial town, but after World War II it became a focus of governmental development as one of the 32 "new towns" established in the United Kingdom to relieve congestion and decay in the older industrial areas.

Cwmbran New Town began life on 4th November 1949 when an area of 3,160 acres of land around the existing villages of Cwmbran, Pontnewydd and Croes-y-ceiliog was designated by the Minister of Town and Country Planning as the site of a New Town for a population on 35,000 people. 2,550 acres were in the Urban District of Cwmbran, the remaining 610 acres in the Rural District of Pontypool and the existing population was c.13,000.

The land consisted of a mixture of existing villages, abandoned clay pits and colliery workings and agricultural land. The Afon Lwyd ran through the area, as did the disused Monmouth and Breconshire Canal. Two railway lines were already in existence; the Hereford - Newport main line and the Monmouthshire Eastern valleys line. Outside of the designated area, a one mile Green Belt was imposed as a boundary to the development.

On November 24th of the same year the Cwmbran Development Corporation was set up charged with the duty of developing the town and providing housing with proper social and commercial facilities.

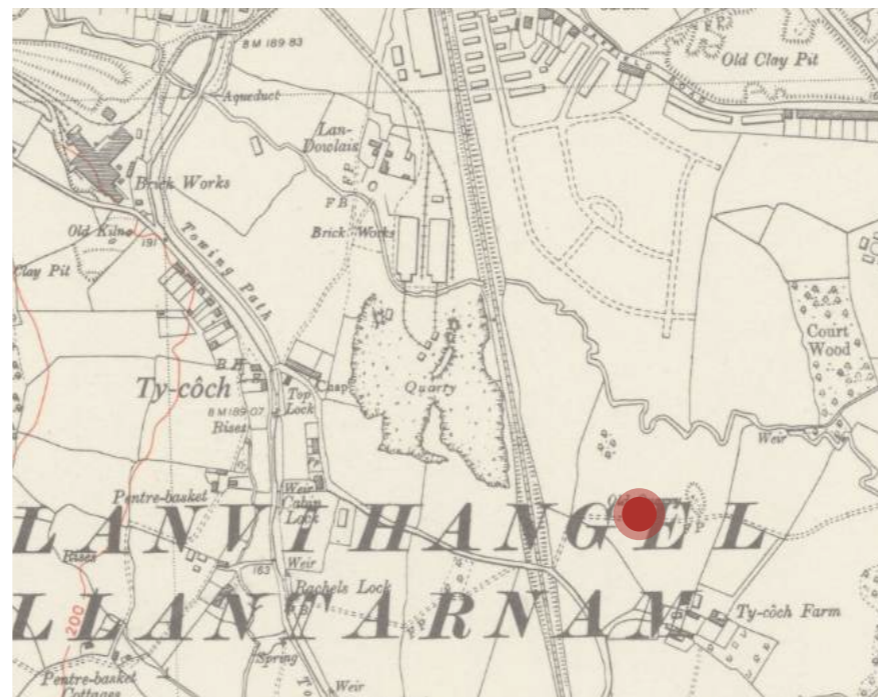
These facilities were to serve the workers of the large amount of industry already located in the area, and in this sense Cwmbran was different to many other new towns that were aimed at dispersing population from crowded inner cities. There were 20 existing factories in the designated area employing over 6000 workers, and a number of major industries nearby including the British Nylon Spinners factory, the Panteg steelworks and the Royal Ordnance Factory at Glascoed.



1902 Historic OS Map



1922 Historic OS Map



1949 Historic OS Map



1972 Historic OS Map

Approximate Site Location 

DEVELOPING HISTORY

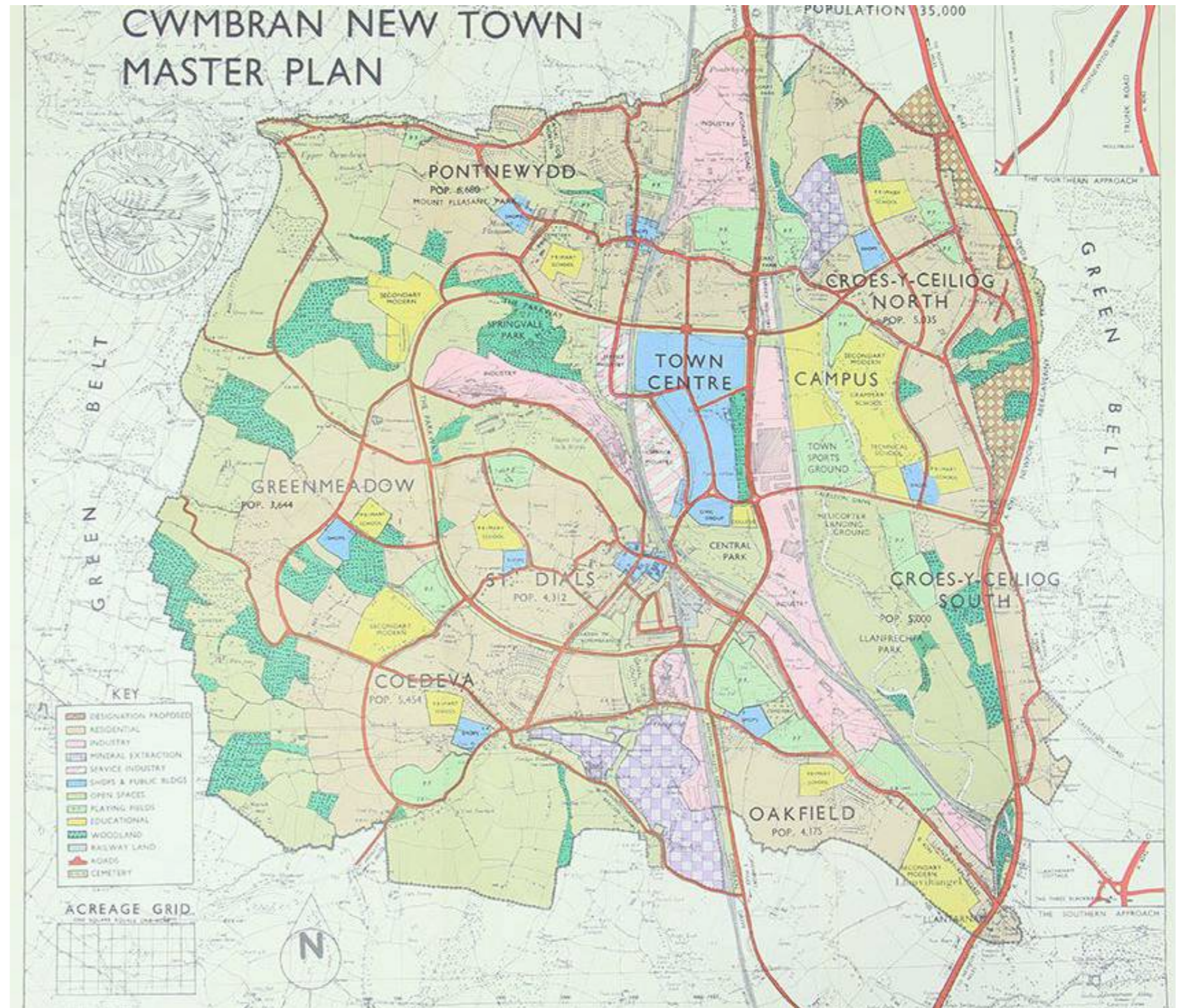
Originally the land at Llantarnam was outside the designated area of Cwmbran New Town. However, by 1978 the Cwmbran Development Corporation argued that more employment land was required and a 53-acre industrial park development was agreed.

Phase One was a small unit development built by the Development Corporation which was completed in 1981. The Welsh Development Agency were concerned that this was duplicating industrial development elsewhere in the region.

Responding to these concerns, later phase of development were designed to accommodate the high tech industries that were emerging in the 1980's and 90's. These buildings were usually two storey, pavilion style office buildings with good car parking provision, set in well landscaped plots.

The later phases of Business Park buildings contrasted with the more utilitarian earlier phases of development creating a hybrid Business Park / Industrial Estate employment area. This mixture of building types is typical of the way that employment areas develop over time and respond to economic change.

In view of the location of Plot 1C on the Llantarnam Park employment area and the design of buildings on the adjoining Plots, it is assumed that the Plot 1C development plateau was formed in the early 1980's and was part of the initial industrial phase. However, since that time the plot has remained undeveloped.



Cwmbran New Town Masterplan, Cwmbran Development Corporation by Minoprio & Spencely & Macfarlane in 1950 (image from the Gwent Archives)

3. LOCAL PLANNING POLICY

CWMBRAN
PLOT C1: LLANTARNAM PARK
DESIGN & ACCESS STATEMENT

3.1. LOCAL DEVELOPMENT PLAN STRATEGY

The Torfaen LDP sets out a series of key visions, objectives and policies, in order to aid the delivery of planned, sustainable growth which will help to identify opportunities for continuing investment and regeneration throughout the county.

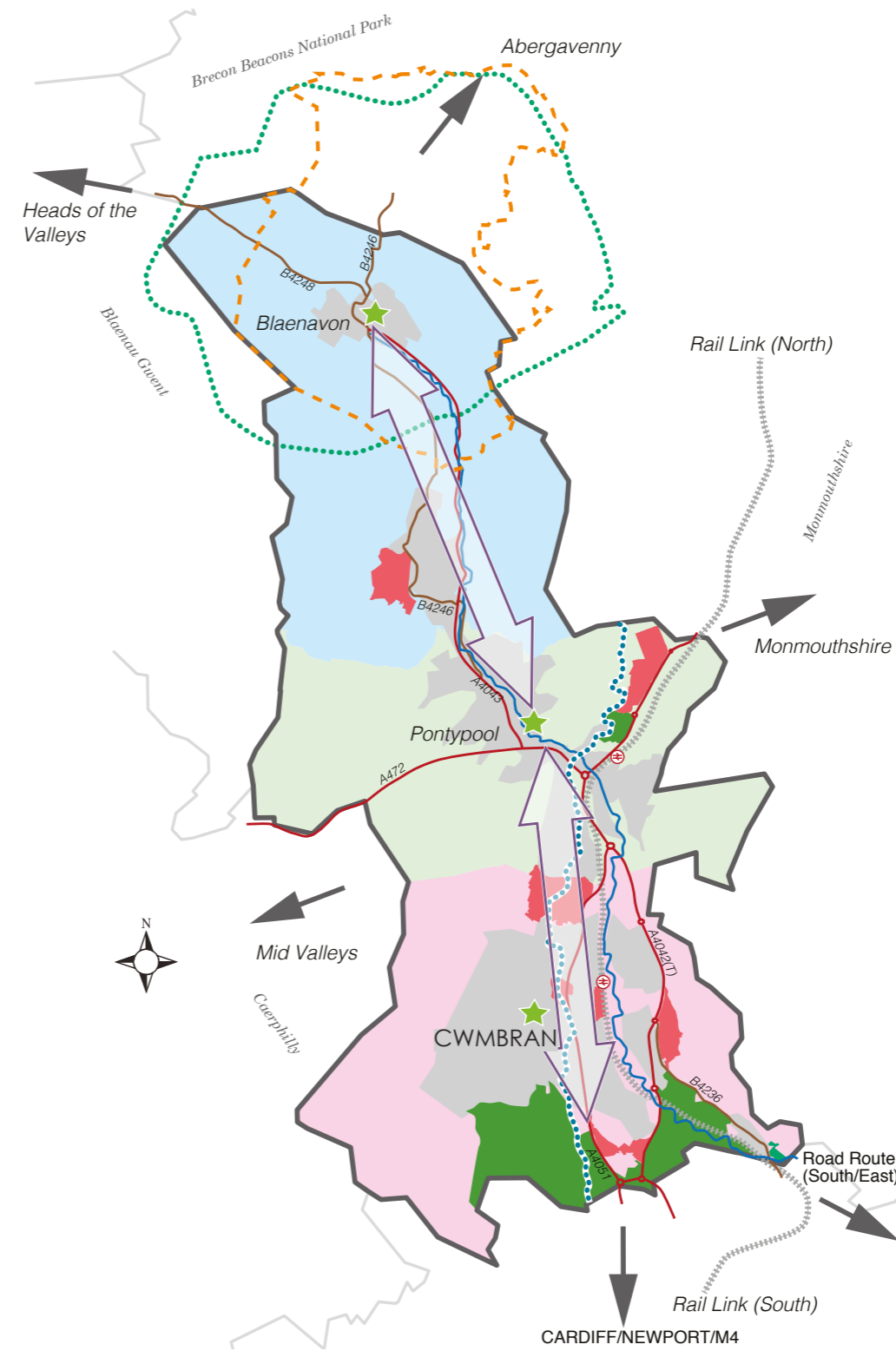
The LDP Strategy aims to realise the importance of Cwmbran as the economic driver of Torfaen. A series of spatial opportunities to be promoted are as follows:

- Delivering the large scale regeneration schemes in Cwmbran Town Centre and adjacent Strategic Action Areas (Eastern Strip Central and Canal side Strategic Action Areas) as identified on the LDP Proposals Map;
- Delivering the major employment and residential development at Llantarnam Strategic Action Area;

The employment and economic development needs of Torfaen will be met by the identification of 40.3ha of land for employment and business purposes (use classes B1, B2 and B8) and 35ha for strategic regional employment opportunities during the Plan Period 2006-2021.

The employment role of important industrial and business areas will be enhanced and protected. A range and choice of accessible employment sites will be delivered throughout Torfaen to enable opportunities for business and local employment needs to be met.

Key	
	Key Settlements
	Strategic Links to Settlements
	Strategic Links to Settlements
	Strategic Action Areas
	A Roads
	B Roads
	Railway Station
	Railway Line
	Afon Llywd River
	Canal
	WHS Boundary
	Landscape of Outstanding Historic Importance
	Urban Areas
	North Torfaen Strategy Area
	Pontypool Strategy Area
	Cwmbran Strategy Area
	Green Wedge
	Torfaen County Borough Council Boundary



Torfaen LDP 2013: The Local Development Plan Strategy

3.2. STRATEGIC ACTION AREAS EMPLOYMENT ALLOCATION

The site area is defined in the Adopted Torfaen Local Development Plan within the employment allocation area as zone EET 1/4.

Employment Allocations in the Cwmbran Area During the Plan Period 2006-2021 the following land in the Cwmbran area is allocated for the provision of 16.7ha (which includes land within the Llantarnam Strategic Action Area (8.0ha) and the Llanfrechfa Grange Strategic Action Area (4.8ha)) of employment development as identified on the Proposals Map:

- EET1/1 - Ty Coch Way, Two Locks - 1.4ha - B1, B2 & B8;
- EET1/2 - Llantarnam Park A - 0.7ha - B1;
- EET1/3 - Llantarnam Park B - 0.4ha - B1; and
- EET1/4 - Llantarnam Park C - 1.4ha - B1.

EET1/4 Llantarnam Park C - An undeveloped area within the existing Llantarnam Business Park. The site is not visually prominent and the design of the unit(s) should match or improve upon adjacent developments.

Two key supporting LDP objectives are 1 and 13, as follows:

Objective 1:

- To ensure the provision of an appropriate quality & range of employment sites and retail opportunities to support high and stable levels of employment in Torfaen and deliver a competitive, modern and sustainable economic and thriving town centres

Monitoring Aim:

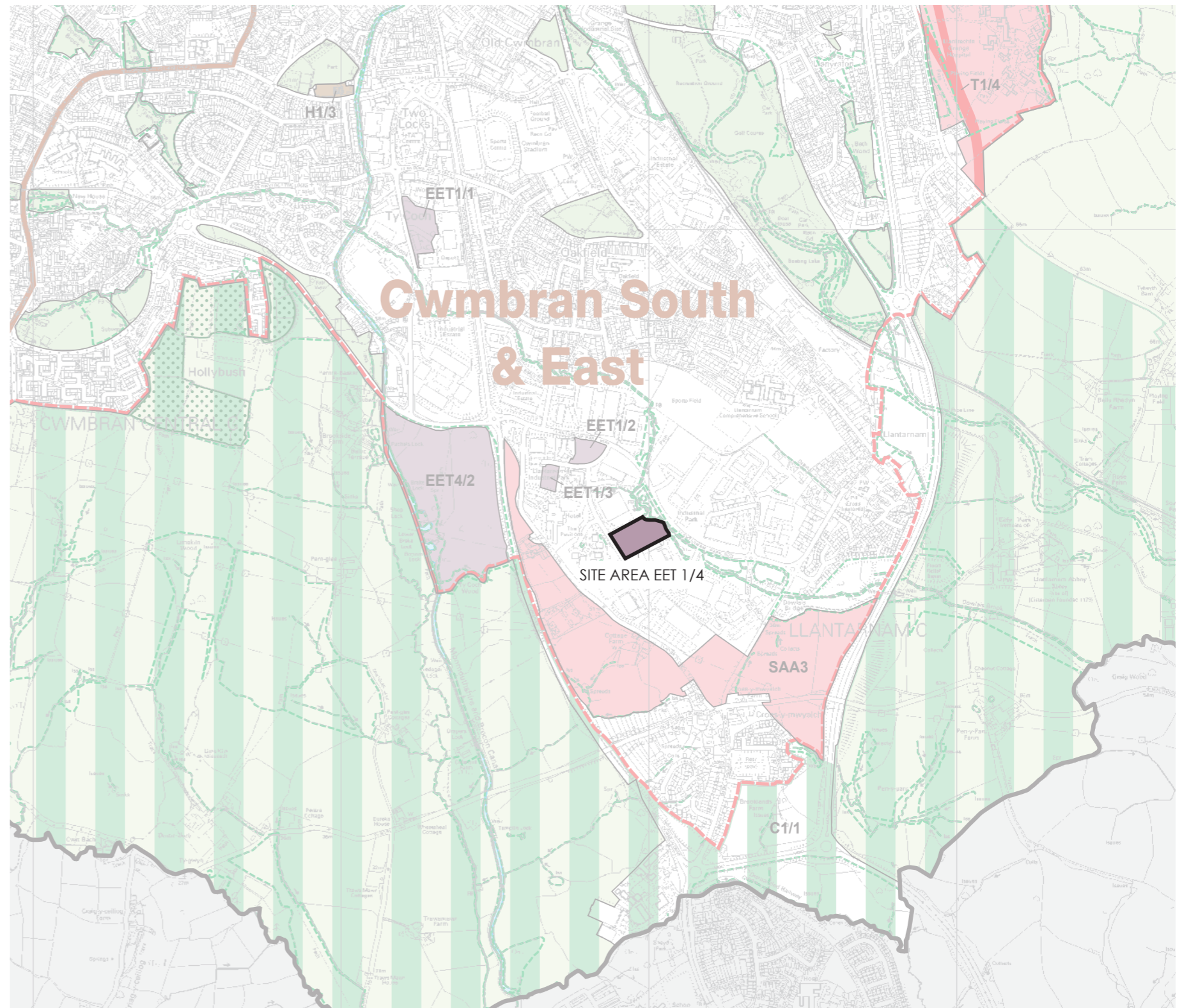
- Ensure delivery of allocated employment sites and protection of existing employment sites
- Enable delivery of convenience and comparison floorspace requirements for Cwmbran and Pontypool
- Improve vitality and viability of the town centres over the plan period

Objective 13:

- To protect Greenfield land by enabling and promoting the most efficient use of appropriate brownfield sites for redevelopment across Torfaen

Monitoring Aim:

- Promote the efficient use of urban land and maximise the use of brownfield land within settlement limits



Adopted Torfaen Local Development Plan - Southern Proposal Map

4. PARAMETER DEVELOPMENT PLANS

CWMBRAN
PLOT C1: LLANTARNAM PARK
DESIGN & ACCESS STATEMENT

4.1. BUILDING PARAMETERS

The Parameters Plan submitted as part of this application (drawing ref. no. PL103) shows the maximum, total of floor space to be provided on the plot.

When measured between boundaries and to the centre line of Dowlais Brook, the area of Plot C1 measures 3.24 acres (13,102 sq m)
The area of the proposed development for which permission is sought is 5,100 sq m which results in a development density of 39%

Appropriate car parking and a goods vehicle service yard will be provided. The car park will provide sufficient spaces for employees and visitors and will be in line with local planning guidelines for use classes B1c, B2 and B8

The proposed use of Plot C1 will compliment the existing Llantarnam Park developments

KEY

Planning Application Boundary
Plot C1 Area : 1.31 ha (3.24 acres).



Additional land under applicants ownership.



Development Zone

Area for Use Classes : E(g)(iii) Light Industrial, B2 General Industrial, B8 Storage & Distribution & Ancillary Office (Use Class E(g)(i))



Area to contain buildings with a maximum height of 57.50m AOD hard and soft landscaping, car parking, yard areas, road and SuDS features

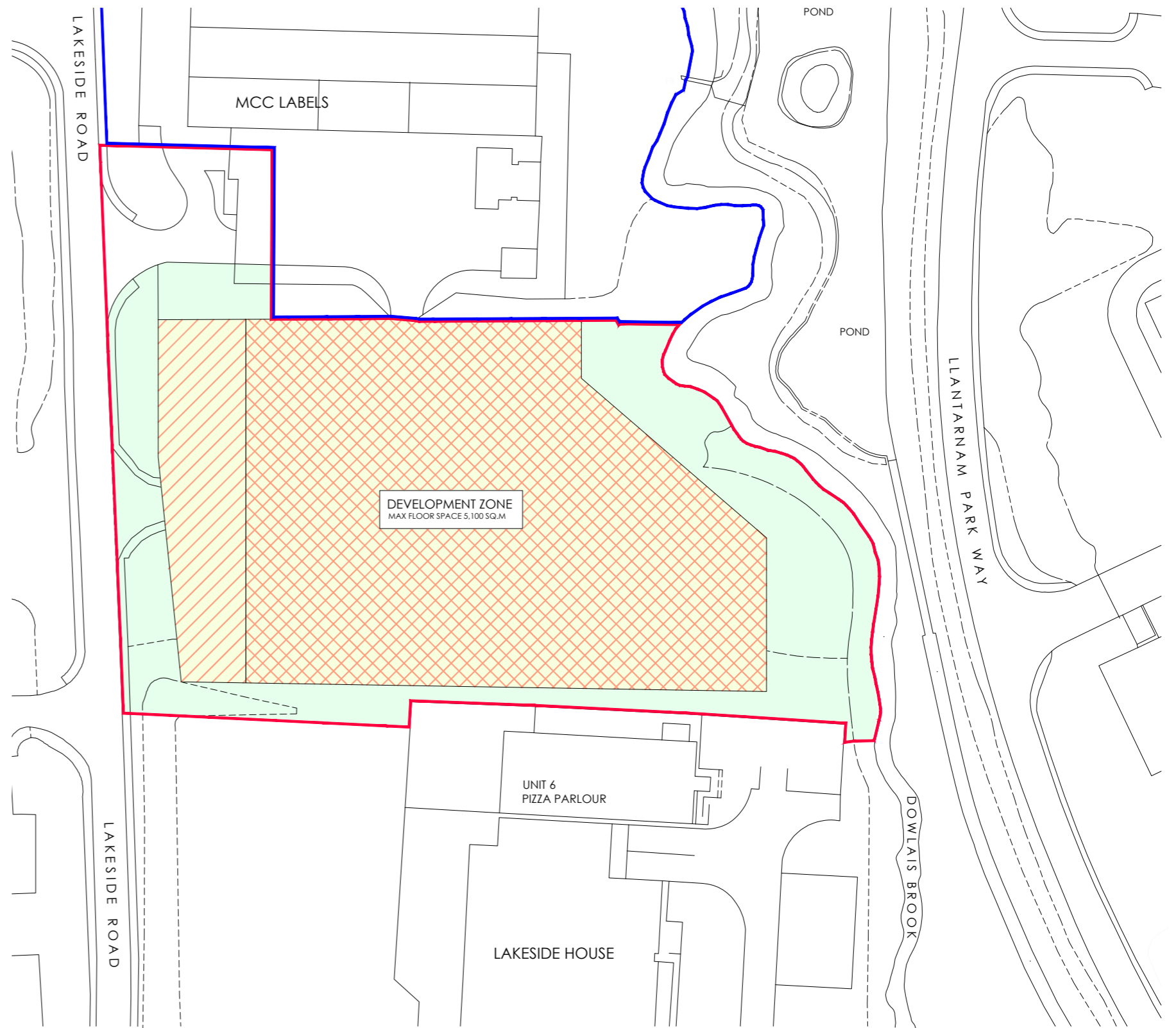
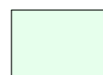


Area to contain buildings with a maximum height of 51.00m AOD hard and soft landscaping, car parking, yard areas, road and SuDS features



Landscape Zone

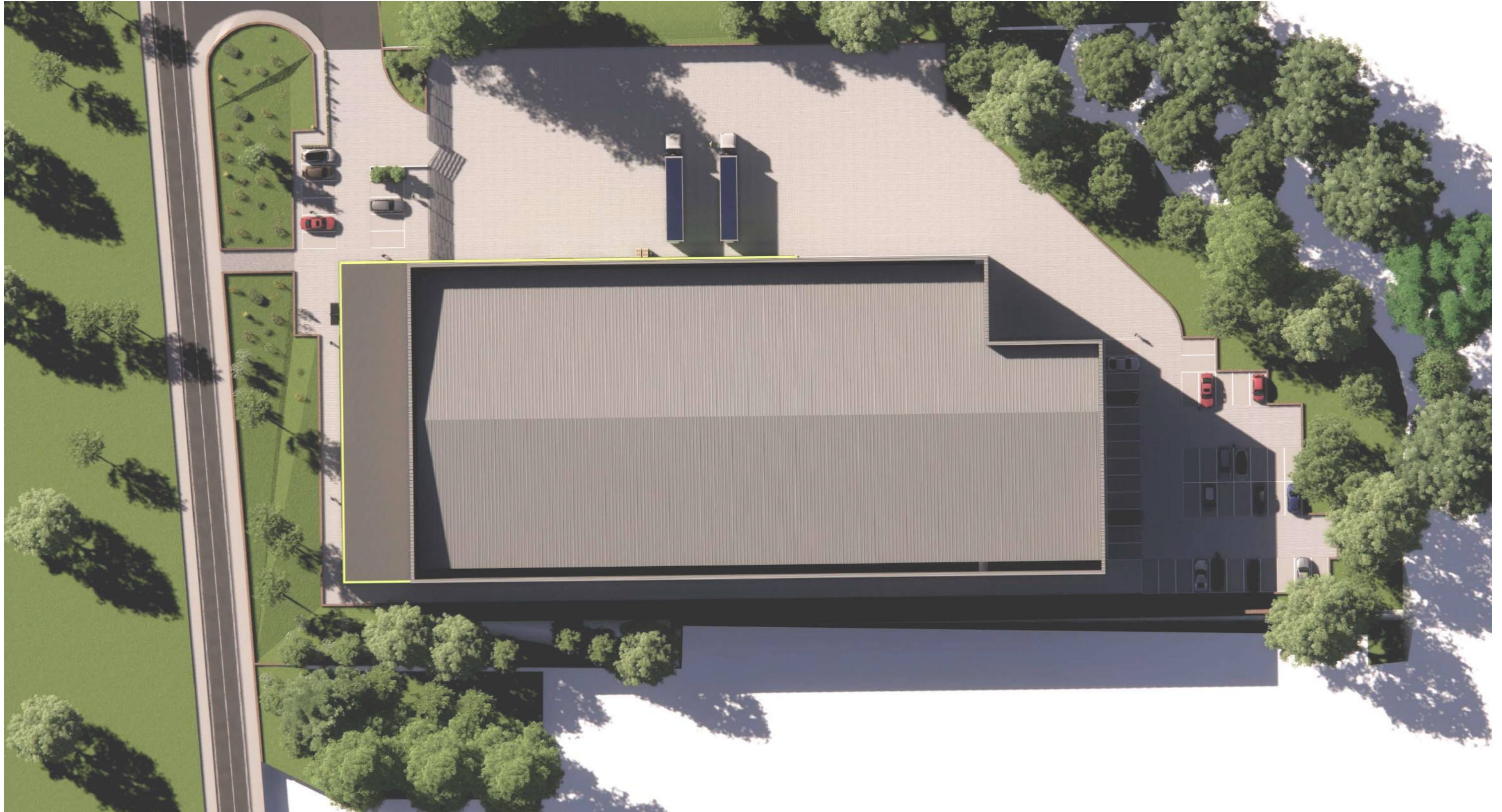
Area to contain landscaping including amenity areas, swales, SuDS features and ecology initiatives



5. DEVELOPMENT PROPOSAL

CWMBRAN
PLOT C1: LLANTARNAM PARK
DESIGN & ACCESS STATEMENT

5.1. INDICATIVE MASTERPLAN PROPOSAL



5.2. USE & AMOUNT

Llantarnam Park is a well-established mixed-use employment area, providing buildings for a variety of employment uses. The proposed Plot C1 development will be a single building designed to accommodate B1c, B2 and B8 use classes. The development is speculative and the building will be designed with sufficient flexibility to appeal to the widest possible market

The underlying principle behind the design of the building will be to produce a development of architectural character and quality that makes a positive contribution to the quality of the built environment.

The new building will stand out and elevations will be designed to enhance the buildings appearance whilst reducing their visual impact. This will be achieved through good design, good detailing and by the use of a variety of cladding materials which can be fixed vertically or horizontally to achieve changes in scale and emphasis.

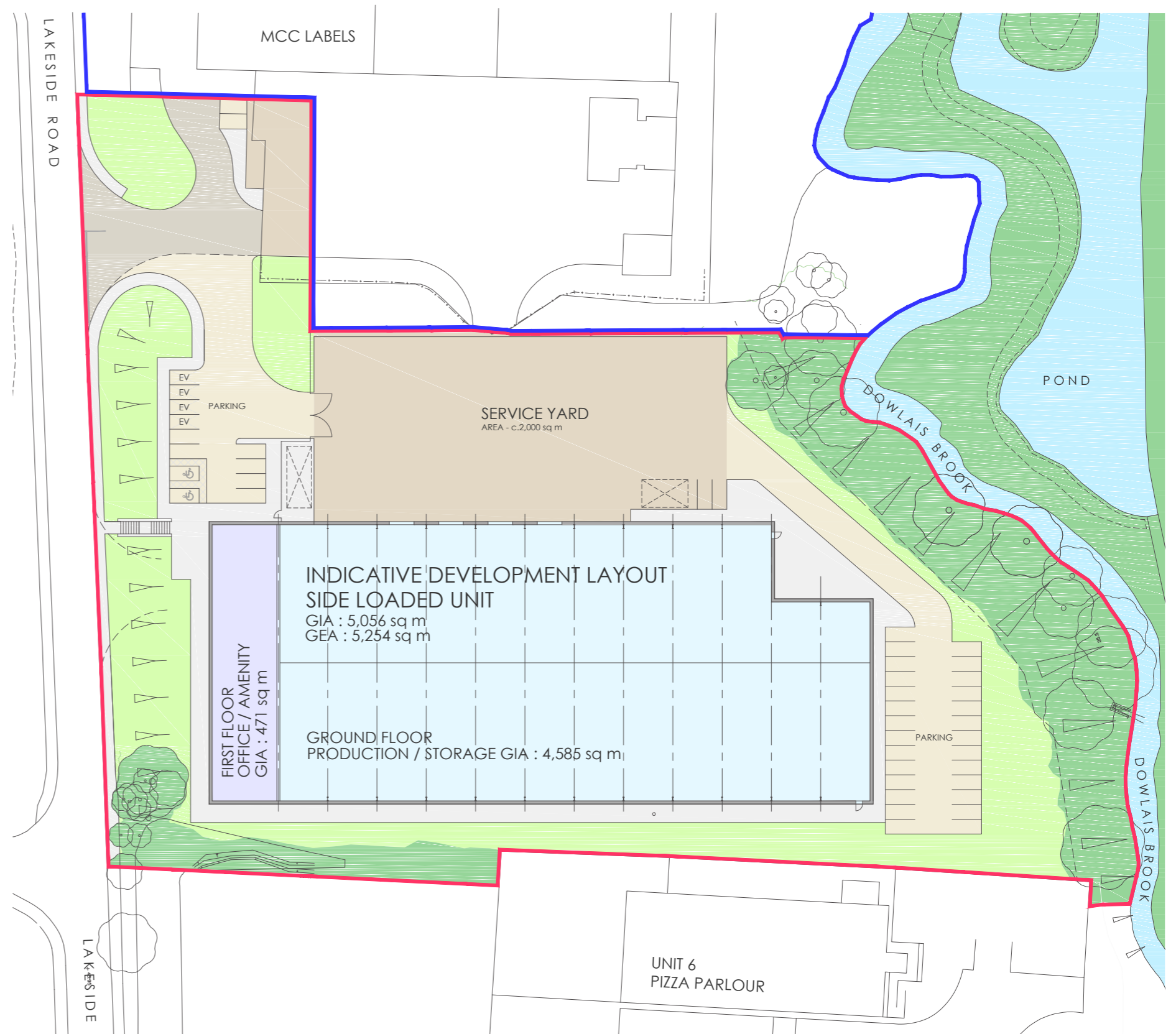
The building will be designed with high-quality thermally efficient cladding and roofing materials, which will be dressed in contrasting colours to create visual interest that reduce the scale and bulk of the buildings.

Another important factor to be considered will be the creation of an aesthetic that will stand the test of time and age gracefully.

The building facades will respond accordingly to the urban realm surrounding it, glazing features will typically be positioned at the front of the site facing Lakeside Road to promote a visually pleasing and attractive facade.

Plant and service spaces will be sized accordingly with longevity in mind in order to adapt for a variety of future tenant.

The service yard and accompanying parking areas will be suitably sized to accommodate industrial tenants and will provide a mixture of secure long stay employee parking along with accessible short stay visitor parking.



5.3. LAYOUT

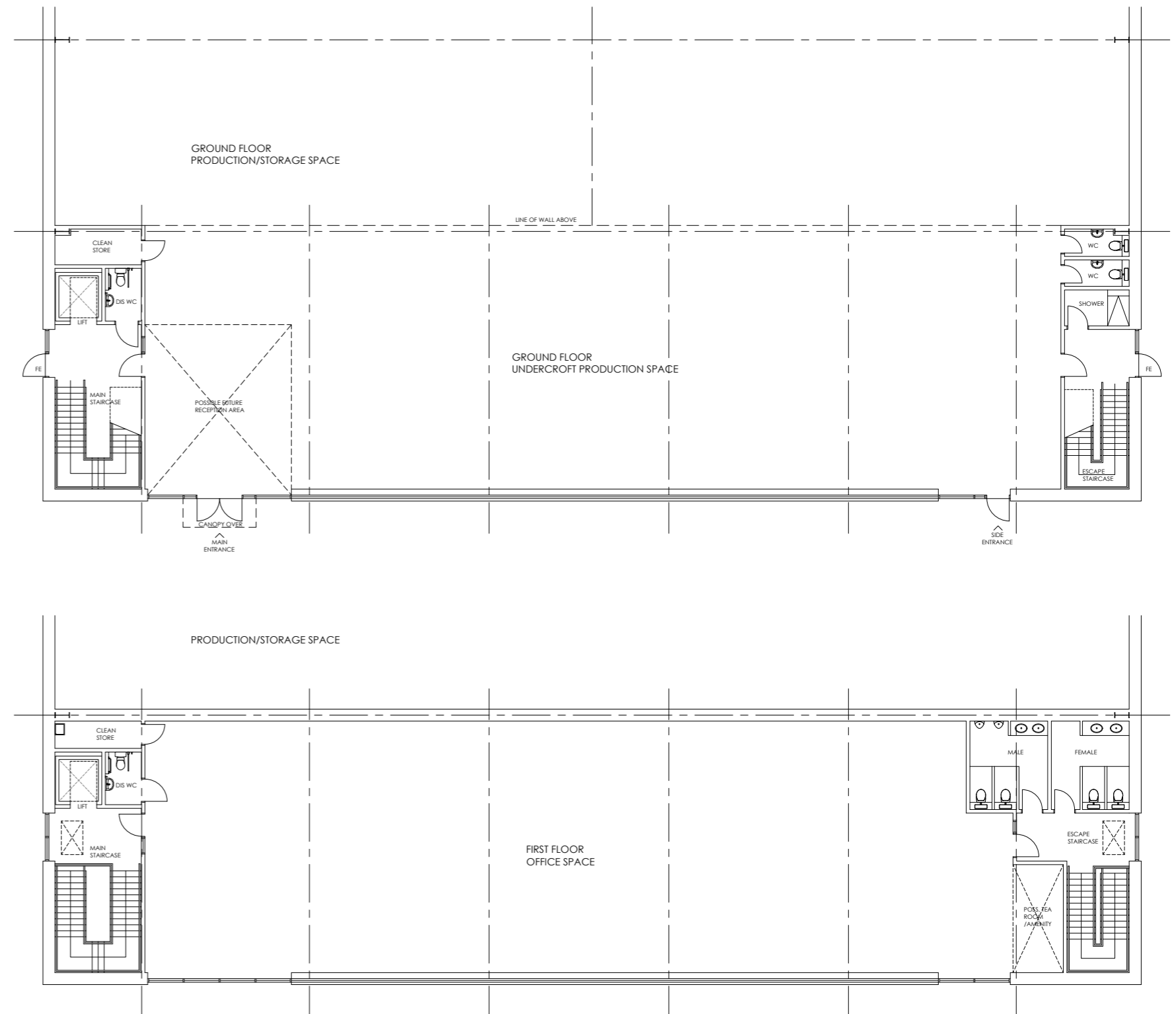
Access to the proposed building will be from Lakeside Road. To help screen and reduce the impact of the service yard, the yard will be positioned either to the side or rear of the building

Land at the front of the building will be provided for a high-quality landscaping scheme to continue the parkland feel of Llantarnam Park employment area. The rear of the plot is screened from Llantarnam Park Way by well-established trees and shrubs on either side of Dowlais Brook.

A study will be carried out into the overgrown land between the top of the existing development plateau and Dowlais Brook. The study will assess landscape, biodiversity and wildlife. Based on the findings, a management and maintenance plan will be prepared to enhance the considerable environmental and ecological potential of the area.

An illustrative site layout (drawing ref no. PL107) shows a possible development option. The proposed building will be steel-framed. For the most part the building will be single storey with an ancillary two storey office. Significant space around the building will be provided for car parking and the service yard

The service yard will have sufficient depth to accommodate all future anticipated vehicular movements and has been designed to meet generally accepted industry standards for turning, loading and parking



5.4. SCALE

The Parameters Plan (drg ref PL103) notes two areas of maximum proposed building ridge height the first at the site entrance area at 51.00m AOD and the main development area at the heart of the site as 58.00 AOD.

The unit will be designed to have a clear internal height of 12m enabling the accommodation of modern racking systems, product handling equipment and high-level sprinklers, if required by occupiers.



5.5. LANDSCAPE

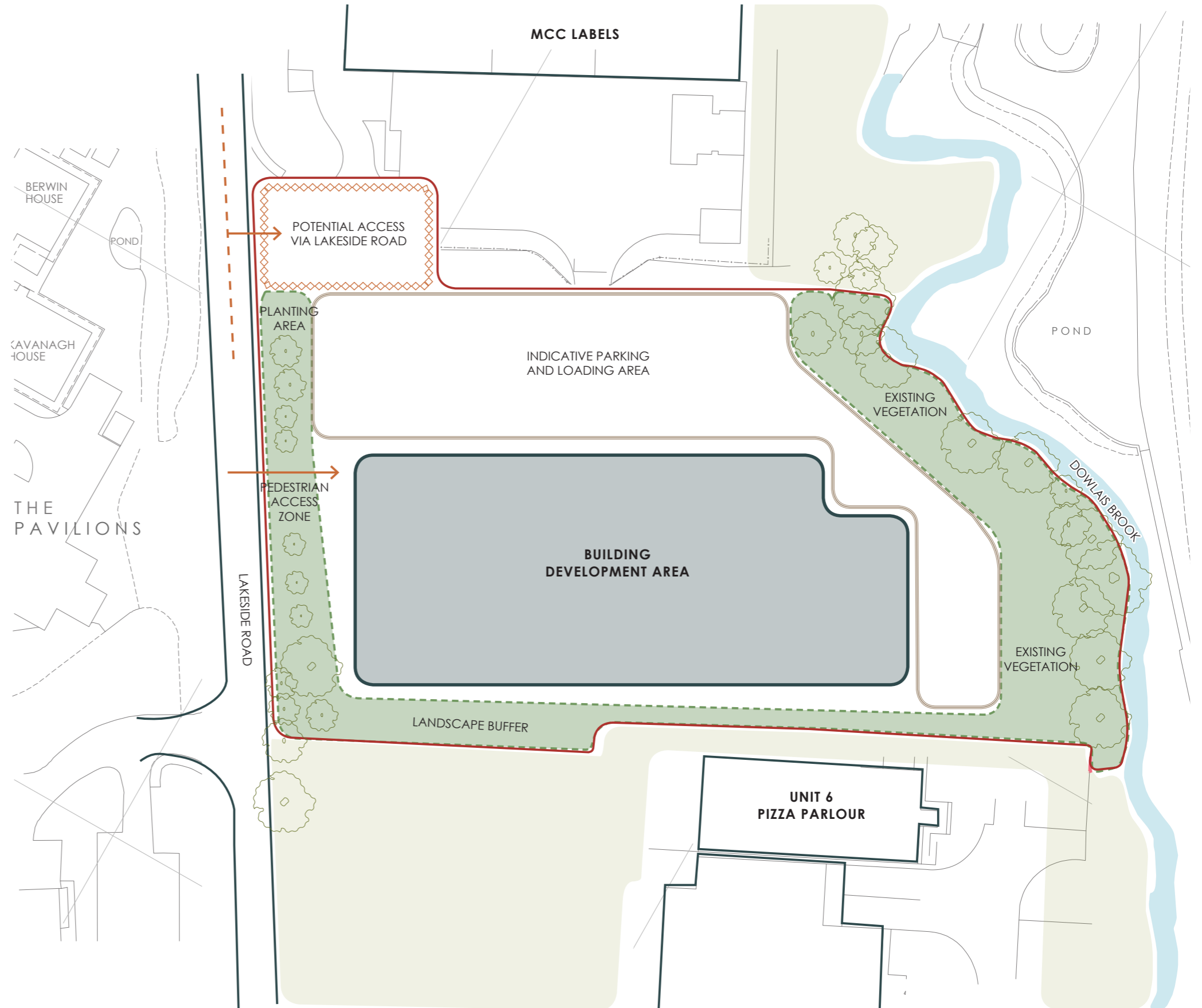
LANDSCAPE STRATEGY

The landscape proposal will provide an overall strategy for the development of the site.

The main objective is to create a strong landscape framework, including individual tree planting and native structure planting to site boundaries that will help to provide screening, soften the built form and create ecological corridors. Species will be chosen for their biodiversity value, visual amenity and to ensure the scheme is future proof in regards to climate change.

The landscape will aim to include large stature trees, hedge and ground cover planting. This will provide a strong feature when approaching and looking into the site that will soften views of the built form and provide low level screening for the car parks and service areas along the primary entrance route into the site.

Where space allows boundaries between future plots are to be planted with mixed species native hedgerows and small stature trees. These will provide screening and separation between adjacent plots and ecological corridor linked to the site perimeter landscape.



5.6. APPEARANCE

As this is an outline planning application, approval is currently not sought for the detail design of the building. However, to add interest and help reduce the scale of the building, the office accommodation and main entrance will face Lakeside Road. The building will be clad with high quality materials. Aesthetically the design will be simple, well-proportioned and understated so it will age well and pass the 'test of time'



DRAFT



6. ACCESS

CWMBRAN
PLOT C1: LLANTARNAM PARK
DESIGN & ACCESS STATEMENT

6.1. VEHICULAR ACCESS

Access to Plot C1 is via the existing highways infrastructure. The Llantarnam is accessed from the A4042 and is approximately 3 miles north of the M4 Motorway, Junctions 25A & 26

DTA TO PROVIDE?

6.2. SUSTAINABLE TRANSPORT

On occupation of the building, a Travel Plan will be prepared to implement sustainable travel measures. These will include car sharing, a car pool strategy, secure cycle storage, a travel coordinator and other appropriate accessibility arrangements

Today, the demand for office type accommodation has greatly reduced. This is due to technological developments that enable employees to work from home and the increasing computerisation of clerical and administrative functions. Out of town accommodation has been particularly hard hit with companies and employees now preferring city centre locations adjacent to major transport hubs.

Our market research shows current demand is for comparatively large, single-story buildings with ancillary office accommodation. These buildings can be used for storage, distribution or manufacturing purposes – or a combination of all three. Designing in this flexibility will enable the new buildings to respond to future change.

The buildings require secure yard areas for articulated heavy goods vehicle manoeuvring and loading. They also need sufficient clear internal height to accommodate any requirement for high bay, storage racking. In terms of design they should be simple, robust with an aesthetic that will stand the test of time.

DTA TO PROVIDE?

7. SUMMARY

CWMBRAN
PLOT C1: LLANTARNAM PARK
DESIGN & ACCESS STATEMENT

7.1. DEVELOPMENT SUMMARY

This statement has been prepared to demonstrate that the design and access approach to the proposed development of Plot C1 has been carefully considered having regard to the opportunities and constraints of the site and its surroundings.

The principle design considerations have involved investigating how the site could be developed to provide further employment opportunities on the Llantarnam Park. A range of options have been investigated and the preferred indicative option is included within this Design and Access Statement.

Whilst the proposals are submitted in outline, a number of design and access matters are offered for approval at this stage, including:

- The landscape structure plan. This 'landscape infrastructure' establishes a firm proposal for the landscaped surrounds of the site, including retained vegetation and new planting, to provide a strong landscape structure on the site boundaries.
- Limits on the maximum height of development, which is restricted through a zonal approach as shown on a submitted development parameters plan.

The parameters plan has been generated to show efficient use of the site and to present an example of a development that would be in accordance with the proposed parameters.

The proposed development represents a substantial investment in the area. The investment will enhance the viability and further reinforce economic growth of Llantarnam Park and in Cwmbran.



DRAFT

Garrett Mckee Architects