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9th October 2018

Our ref: GES/13383/WP

Democratic Services
Vale of Glamorgan Council
Civic Offices
Barry

Dear Sir/Madam

Proposed Gypsy and Traveller Accommodation – Proposed Site at Hayeswood Road, Barry.

We are instructed by Starburst Limited to submit an objection to the proposed Gypsy and Traveller Accommodation Site at Hayeswood Road, Barry.

Starburst Limited is a South Wales based company which specialises in developing sites for industrial/warehousing purposes (Classes B1/B2/B8). In recent years, Starburst has been very active in bringing forward a wide range of sites in Cardiff, Newport, Caerphilly, and Bridgend, all of which have contributed positively towards regeneration, job creation and economic growth.

In 2017, Starburst Limited acquired a strategically important employment land site of approximately 16 acres at Hayes Road, directly opposite the proposed Gypsy and Traveller site. The extent and relationship of the respective sites is shown on the attached plan. Importantly, Starburst's acquisition of the employment land site took into account not only its inclusion within the wider Chemical Complex industrial allocation, as designated under Policy MD16 of the Vale of Glamorgan Local Development Plan (adopted in June 2017), but also the allocation of the subject site at Hayeswood Road for residential purposes. Put simply, both allocations within a very recently adopted development plan were material in Starburst's decision to invest and build in this particular part of Barry.

Subsequent to their acquisition of the employment land site, Starburst have successfully promoted a Phase 1 development comprising 1,200m² of industrial floorspace, which was granted planning permission by the Vale of Glamorgan Council in July 2018. This represents a comparatively small development opportunity when compared to the site overall, which has the potential to deliver an additional 21,000 m² of Class B1/B2/B8 development on previously developed brownfield land which is currently unused and contributing nothing positive towards the local economy. Starburst's proposed investment and development therefore has the potential to assist in the realisation of several inter-related economic, social and environmental objectives of the Council.

Starburst, however, is very concerned that the above proposal, if approved and implemented in such relative close proximity, could seriously undermine prospective occupier interest in their site. This would have a significant adverse effect on Starburst's business confidence which, in turn, could jeopardise the otherwise worthwhile regeneration of their allocated employment site. As noted above, Starburst has, in their portfolio, a

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wide range of development opportunities elsewhere throughout South Wales – opportunities which could be favoured in the event that business confidence is undermined in relation to the Hayes Road site.

We trust this objection will be brought to the attention of the Scrutiny Committee at its meeting on 10th October.

Yours Faithfully

[Redacted signature]

[Redacted name]

[Redacted title]

DPP

D: [Redacted]

M: [Redacted]

Site No. 7 Hayes Wood Road, Barry (preferred site)



