



CLRG LDP Representations 0178 DP1 and DP2 Site Map CLRG 2  
Former Cowbridge Comprehensive School 6<sup>th</sup> Form Block Site, Aberthin Road, LDP MG2(18)

Line of Existing Traffic Free Footpath to Town Centre



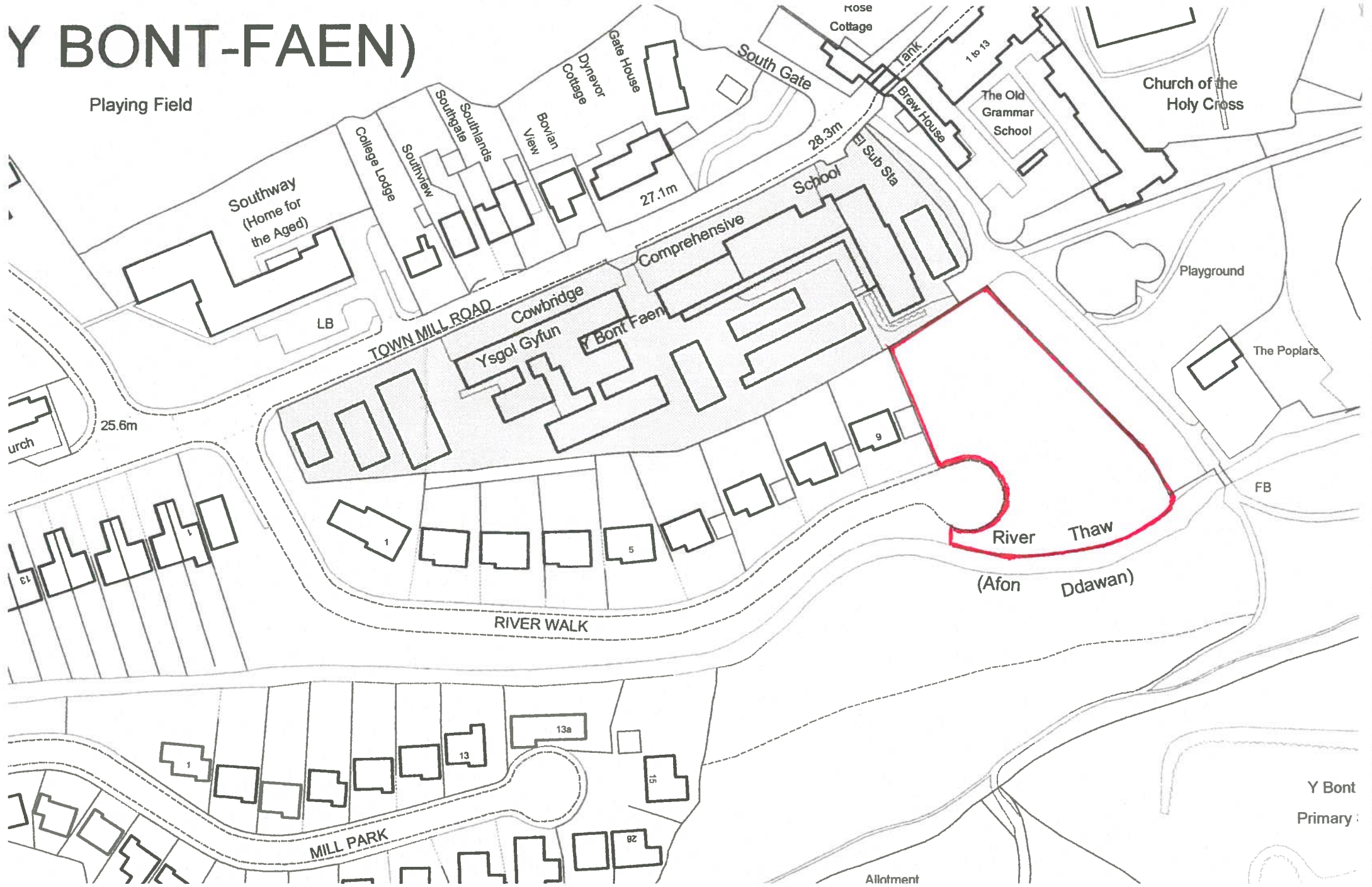
CLRG LDP Representations 0178 DP1 and DP4 Site Map CLRG 3  
Land at The Limes, Cowbridge, UDP HOUS 1(17)





# Y BONT-FAEN)

Playing Field



CLRG LDP Representations 0178 DP1 and DP4 Site Map CLRG 5  
Former British Legion Site , Cowbridge, (Next to Car Park)

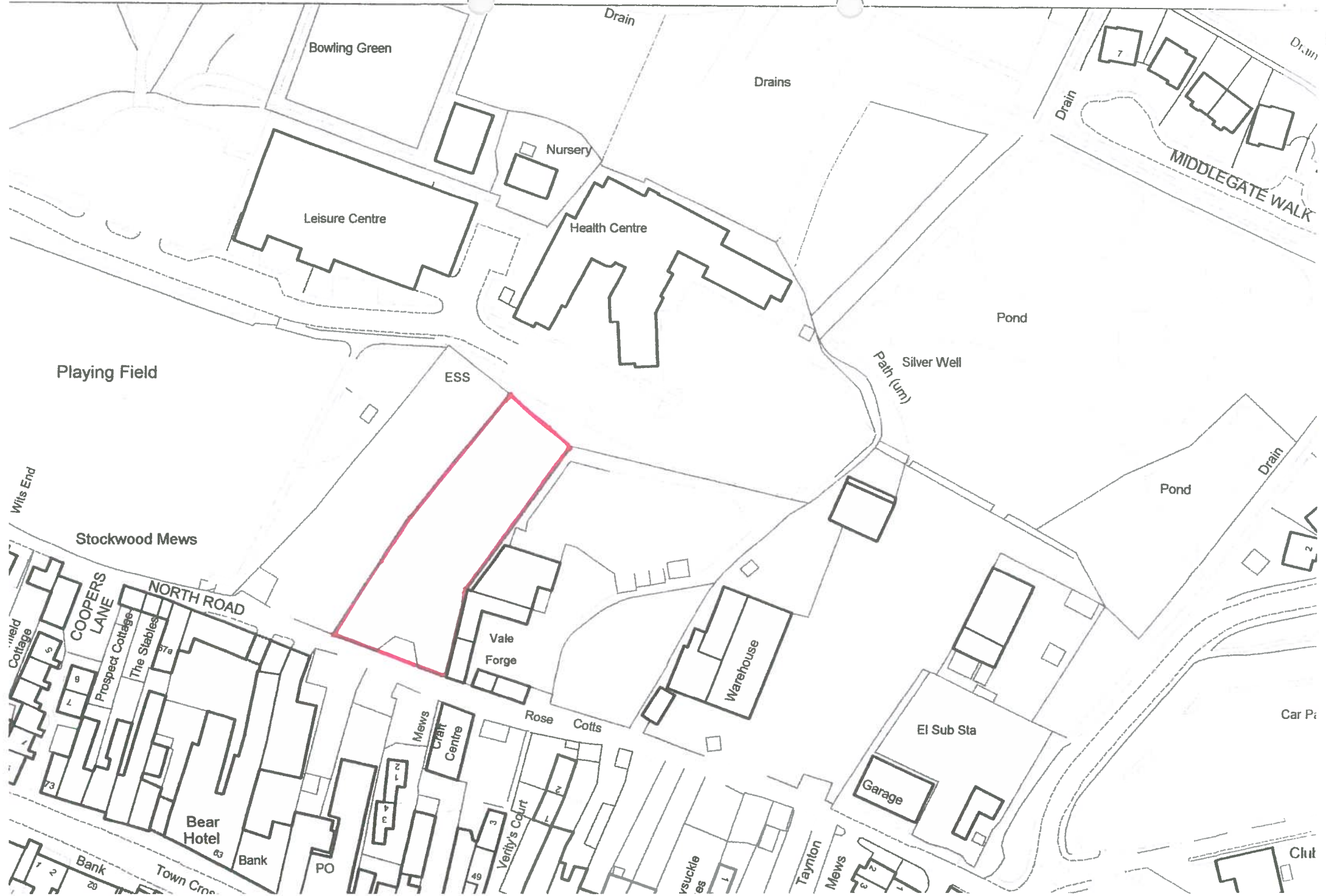


CLRG LDP Representations 0178 DP1 and DI Site Map CLRG 6  
Land at Castle Hill, Llanblethian





CLRG LDP Representations 0178 DP1 and DP4 Site Map CLRG 7. Land at North Road, Cowbridge



CLRG LDP Representations 0178 DP1 and D1 Site Map CLRG 8.  
Livestock Market, The Butts, Cowbridge





## NEW OR ALTERNATIVE SITE APPRAISAL FORM

<b>SITE LOCATION / ADDRESS:</b>	Former Cowbridge Comprehensive Lower School Site [LDP Deposit Plan 2013 Policy MG2 (17)] Town Mill Road, Cowbridge Ref CLRG 1
<b>AREA (ha):</b>	0.8 ha Site Plan already submitted  Please remember to include a site location plan
<b>CURRENT USE:</b>	Former school site, now under construction for housing, already partly completed and occupied
<b>PROPOSED USE:</b>	Residential housing

### SITE ASSESSMENT STAGE 1

**Please state how the site is compatible with the LDP strategy and will assist in meeting the LDP objectives:**

The site is compatible with LDP strategies 5.13 and 5.18. in providing additional housing in an existing settlement in the rural Vale with sufficient services and facilities to assimilate growth on a scale which does not *have a detrimental impact on the existing character of the town or on the local environment.*

The site is *within the existing (UDP) settlement boundaries* and therefore does not intrude or represent *unacceptable incremental urbanisation* into the surrounding undeveloped greenfield areas around the town which form an essential part of its setting and rural character.

This site is proposed as part of a set of alternatives to to the site north and west of Darren Close (5113/CS7) proposed in the LDP Deposit Plan 2013 policy MG2 (20) which is incompatible with these LDP strategies. It is outside the existing settlement boundaries, on an agricultural greenfield site and would have a detrimental effect on the existing character of the town and the local environment and would intrude and be an *unacceptable incremental urbanisation* into the open countryside.

### SITE ASSESSMENT STAGE 2

Site Status, Location and Accessibility	Yes/No	Please provide further details
Q. Is the site classified as Greenfield or Brownfield? (in accordance with PPW definition)	Yes, Brownfield	Site of former Comprehensive Lower School
Q. Is the site situated on agricultural land?	No	
Q. Is the site within an existing settlement?	Yes	
Q. Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	200m from Cowbridge High Street 300m from bus stop to Cardiff and Bridgend Local facilities and services easily accessible by walking and cycling
Environmental	Yes/No	Please provide further details

Q. If the site is located within or adjacent to a European, National, Regional or local ecological designation what is the potential impact on the designation?	No	
Q. If the site incorporates a Listed Building or is located adjacent to Listed buildings what is the potential impact?	Yes	Site is adjacent to Cowbridge Medieval South Gate, town wall and former Grammar School listed building (now converted into flats). Design of present housing development is compatible with these features
Q. If the site is located within or adjacent to a Registered Historic Park and Garden or Historic Landscape what is the potential impact?	No	
Q. If the site is located within or adjacent to a Conservation Area what is the potential impact?	Yes	Site is adjacent to Cowbridge Conservation Area. Impact is minimised by compatible design of present housing development
Q. If there any other important features associated with the site, e.g. boundary walls or trees etc what is the potential impact on these features?	No	
<b>Physical Constraints</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site prone to flood risk (Zones A,B,C, C1,C2)	No	
Q. Is there appropriate Vehicular Access to main highway?	Yes	
Q Are there potential benefits to local community associated with the development?	Yes	Pavement widening along site boundary with Town Mill Road
<b>Site Appraisal Summary</b> The site is brownfield within an existing settlement with easy access to the Town centre and facilities. It does not have any landscape, ecological or archaeological impact. The design is compatible with its location adjacent to Cowbridge Medieval South Gate, Old Grammar School listed building and Conservation Area		



### SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL

Assessment Criteria	Effect
Development at the site will have a positive impact on sustainability	++
Development at the site will have a some positive impact on sustainability	+
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	0
Development will have both positive and negative impacts upon sustainability.	+/-
Development at the site will have a slight negative impact on the sustainability.	-
Development at the site will have a very negative impact on sustainability	--
The impact of an issue cannot be predicted at this stage	?

Sustainability Objective	Appraisal to assess whether or not:	Please provide further details	Effect
<b>1. To provide the opportunity for people to meet their housing needs</b>	The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).	<b>Yes, 21 housing units are being constructed on the site</b>	<b>++</b>
	Whole or part of the site has been promoted for affordable housing.	<b>Yes, 6/21 (28%) affordable</b>	<b>++</b>
	The site is located in an area of housing need as identified in the Housing Market Assessment Study	<b>Yes, The Sept 2013 Assessment has identified a shortfall of 25 affordable houses per year in the rural Vale. (Table 6.13 p 45)</b>	<b>+</b>
<b>2. To maintain, promote and enhance the range of local facilities</b>	The site is promoted for community, leisure and recreational facilities.	<b>No</b>	<b>0</b>
	The proposal would not lead to a loss of a community facility.	<b>No loss</b>	<b>0</b>
	The site has the potential to provide community facilities.	<b>No</b>	<b>0</b>
<b>3. To maintain and improve access for all</b>	Existing services and facilities are easily accessible from the site by walking, cycling and public transport.	<b>200m from Cowbridge High Street 300m from bus stop to Cardiff and Bridgend Local facilities and services easily accessible by walking and cycling</b>	<b>++</b>

<b>4. Reduce the causes of deprivation</b>	The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.	<b>Not applicable</b>	<b>0</b>
<b>5. To maintain, protect and enhance community spirit</b>	The site would not lead to a coalescence of settlements	<b>No coalescence</b>	<b>+</b>
	The site would not result in a loss in recreational land or a community facility	<b>No loss</b>	<b>+</b>
<b>6. To minimise the causes and manage the effects of climate change</b>	The site would not increase the need to travel and or increase travel distances	<b>Not within Cowbridge but 75% of employed people in Cowbridge travel over 17 km to work</b>	<b>+/-</b>
	The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources	<b>Area not prone to flood risk No effect on water quality</b>	<b>0</b>
	The site is capable of incorporating renewable energy sources or energy conservation measures	<b>No</b>	<b>0</b>
<b>7. To minimise waste</b>	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).	<b>No special waste measures</b>	<b>0</b>
<b>8. To use land effectively and efficiently</b>	The site is a brownfield site and/or involves the beneficial re-use of existing buildings	<b>Brownfield site</b>	<b>++</b>
	The site is capable of accommodating high density development	<b>26 dwellings per hectare</b>	<b>+</b>
<b>9. To protect and enhance the built environment and natural environment</b>	The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest	<b>Site is adjacent to Cowbridge Conservation Area. Impact is minimised by compatible design of present housing development</b>	<b>0</b>
	The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.	<b>No biodiversity, landscape or nature conservation issues for the site</b>	<b>0</b>
<b>10. To provide a high quality environment within all new developments</b>	The development has the potential to support high quality public realm.	<b>No public realm within the development</b>	<b>0</b>



<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, Listed Buildings, Conservation Area.	<b>The site is outside the Cowbridge Conservation Area</b>	<b>0</b>
<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	The site is well served by a public transport and accessible by walking and cycling.	<b>300m from bus stop to Cardiff and Bridgend with half hourly service Site accessible by walking and cycling</b>	<b>++</b>
	Services and facilities are easily accessible by a range of transport modes including walking and cycling.	<b>200m from Cowbridge High Street Local facilities and services easily accessible by walking and cycling</b>	<b>++</b>
<b>13. To provide for a diverse and wide range of local job opportunities</b>	The proposal is for new employment development.	<b>Site not for employment</b>	<b>0</b>
	The site would not result in a loss of employment land that has been identified as having a continued economic role.	<b>No loss of employment land Previous teaching employment on site now at enlarged Cowbridge Comprehensive School</b>	<b>0</b>
<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	The site is located either within the either a centre, edge of centre or an out of town location.	<b>Site at at a location close to the centre of town. Small development with minimal contribution to already well utilised town centre</b>	<b>0</b>
<b>15. To promote appropriate tourism</b>	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	<b>The site has no tourism implications</b>	<b>0</b>

### Sustainability Appraisal Summary

The site is a sustainable location with no negative impacts except that the additional residents will add to an already large percentage (70%) of Cowbridge working people who travel over 17 km (on average) to work by car.

It has a much higher sustainability than the large residential site MG2 20 proposed in the 2013 Deposit LDP Draft (see the attached Sustainability Appraisal for Site MG2 20 - Land to the north and west of Darren Close, Cowbridge)

### Effect Summary Table

<b>++</b>	<b>+</b>	<b>0</b>	<b>+/-</b>	<b>-</b>	<b>--</b>	<b>?</b>
<b>6</b>	<b>4</b>	<b>15</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>

## NEW OR ALTERNATIVE SITE APPRAISAL FORM

<b>SITE LOCATION / ADDRESS:</b>	Former Cowbridge Comprehensive 6 <sup>th</sup> Form Block [LDP Deposit Plan 2013 Policy MG2 (18)] Aberthin Road, Cowbridge Ref CLRG 2
<b>AREA (ha):</b>	0.52 ha Site Plan already submitted Please remember to include a site location plan
<b>CURRENT USE:</b>	Former school site
<b>PROPOSED USE:</b>	Either New Welsh Medium Primary School or Residential development

### SITE ASSESSMENT STAGE 1

**Please state how the site is compatible with the LDP strategy and will assist in meeting the LDP objectives:**

The site is compatible with LDP strategies 5.13 and 5.18. in providing additional housing and associated development in an existing settlement in the rural Vale with sufficient services and facilities to assimilate growth on a scale which does not *have a detrimental impact on the existing character of the town or on the local environment.*

The site is adjacent to the existing (UDP) residential settlement boundary and does not intrude or represent *unacceptable incremental urbanisation* into the surrounding undeveloped greenfield areas around the town which form an essential part of its setting and rural character.

This site is proposed as part of a set of alternatives to the site north and west of Darren Close (5113/CS7) proposed in the LDP Deposit Plan 2013 policies MG2 (20) (housing) and MG6 (4) (school) which are incompatible with these LDP strategies. They are outside the existing settlement boundaries, on an agricultural greenfield site and would have a detrimental effect on the existing character of the town and the local environment and would intrude and be an *unacceptable incremental urbanisation* into the open countryside in a Special Landscape Area.

### SITE ASSESSMENT STAGE 2

Site Status, Location and Accessibility	Yes/No	Please provide further details
Q. Is the site classified as Greenfield or Brownfield? (in accordance with PPW definition)	Yes, Brownfield	Site of former school
Q. Is the site situated on agricultural land?	No	
Q. Is the site within an existing settlement?	No	It is on the edge of the Cowbridge settlement
Q. Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	700m from Cowbridge High Street by road 450m from Cowbridge Town centre by traffic –free footpath 360m from bus stop to Cardiff and Bridgend Local facilities and services easily accessible by walking and cycling
Environmental	Yes/No	Please provide further details



Q. If the site is located within or adjacent to a European, National, Regional or local ecological designation what is the potential impact on the designation?	No	
Q. If the site incorporates a Listed Building or is located adjacent to Listed buildings what is the potential impact?	No	
Q. If the site is located within or adjacent to a Registered Historic Park and Garden or Historic Landscape what is the potential impact?	No	
Q. If the site is located within or adjacent to a Conservation Area what is the potential impact?	No	
Q. If there any other important features associated with the site, e.g. boundary walls or trees etc what is the potential impact on these features?	No	
<b>Physical Constraints</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site prone to flood risk (Zones A,B,C, C1,C2)	No	
Q. Is there appropriate Vehicular Access to main highway?	Yes	
Q Are there potential benefits to local community associated with the development?	Yes	Potential new school facility if that option is chosen for the site, without intrusion into the open countryside
<p><b>Site Appraisal Summary</b>  The site is brownfield adjacent to the existing UDP residential settlement boundary with easy access to the Town centre and facilities including an existing traffic-free footpath..  It does not have any landscape, ecological or archaeological impact.  The site is suitable either for a primary school to provide increased and upgraded capacity or for residential development</p>		

### SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL

Assessment Criteria	Effect
Development at the site will have a positive impact on sustainability	++
Development at the site will have a some positive impact on sustainability	+
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	0
Development will have both positive and negative impacts upon sustainability.	+/-
Development at the site will have a slight negative impact on the sustainability.	-
Development at the site will have a very negative impact on sustainability	--
The impact of an issue cannot be predicted at this stage	?

Sustainability Objective	Appraisal to assess whether or not:	Please provide further details	Effect
<b>1. To provide the opportunity for people to meet their housing needs</b>	The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).	<b>Yes, if the residential option is chosen the site has the capacity for 20 residential units [as proposed in LDP Deposit Plan 2013 Policy MG2 (18)]</b>	<b>+</b>
	Whole or part of the site has been promoted for affordable housing.	<b>Yes</b>	<b>+</b>
	The site is located in an area of housing need as identified in the Housing Market Assessment Study	<b>Yes, The Sept 2013 Assessment has identified a shortfall of 25 affordable houses per year in the rural Vale. (Table 6.13 p 45)</b>	<b>+</b>
<b>2. To maintain, promote and enhance the range of local facilities</b>	The site is promoted for community, leisure and recreational facilities.	<b>Yes, if the school option is chosen</b>	<b>+</b>
	The proposal would not lead to a loss of a community facility.	<b>No loss</b>	<b>0</b>

	The site has the potential to provide community facilities.	<b>Yes, for a school if that option is chosen</b>	<b>++</b>
<b>3. To maintain and improve access for all</b>	Existing services and facilities are easily accessible from the site by walking, cycling and public transport.	<b>700m from Cowbridge High Street by road 450m from Cowbridge Town centre by traffic – free footpath 360m from bus stop to Cardiff and Bridgend Local facilities and services easily accessible by walking and cycling</b>	<b>++</b>
<b>4. Reduce the causes of deprivation</b>	The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.	<b>Not applicable</b>	<b>0</b>
<b>5. To maintain, protect and enhance community spirit</b>	The site would not lead to a coalescence of settlements	<b>No coalescence</b>	<b>+</b>
	The site would not result in a loss in recreational land or a community facility	<b>No loss</b>	<b>+</b>
<b>6. To minimise the causes and manage the effects of climate change</b>	The site would not increase the need to travel and or increase travel distances	<b>Not within Cowbridge but 75% of employed people in Cowbridge travel over 17 km to work</b>	<b>+/-</b>
	The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources	<b>Area not prone to flood risk No effect on water quality</b>	<b>0</b>
	The site is capable of incorporating renewable energy sources or energy conservation measures	<b>No</b>	<b>0</b>
<b>7. To minimise waste</b>	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).	<b>No special waste measures</b>	<b>0</b>
<b>8. To use land effectively and efficiently</b>	The site is a brownfield site and/or involves the beneficial re-use of existing buildings	<b>Brownfield site</b>	<b>++</b>
	The site is capable of accommodating high density development	<b>38 dwellings per hectare if the residential option is chosen</b>	<b>++</b>
<b>9. To protect and enhance the built environment and natural environment</b>	The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest	<b>Not applicable</b>	<b>0</b>
	The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.	<b>No biodiversity, landscape or nature conservation issues for the site</b>	<b>0</b>



<b>10. To provide a high quality environment within all new developments</b>	The development has the potential to support high quality public realm.	<b>No public realm within the development</b>	<b>0</b>
<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, Listed Buildings, Conservation Area).	<b>The site is outside the Cowbridge Conservation Area and is not designated</b>	<b>0</b>
<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	The site is well served by a public transport and accessible by walking and cycling.	<b>360m from bus stop to Cardiff and Bridgend with half hourly service</b>	<b>+</b>
	Services and facilities are easily accessible by a range of transport modes including walking and cycling.	<b>700m from Cowbridge High Street by road 450m from Cowbridge Town centre by traffic – free footpath Local facilities and services easily accessible by walking and cycling</b>	<b>++</b>
<b>13. To provide for a diverse and wide range of local job opportunities</b>	The proposal is for new employment development.	<b>No new employment. School staff would move from present location</b>	<b>0</b>
	The site would not result in a loss of employment land that has been identified as having a continued economic role.	<b>No loss of employment land</b>	<b>0</b>
<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	The site is located either within the either a centre, edge of centre or an out of town location.	<b>Site at the edge of Cowbridge residential boundary. Small development with minimal contribution to already well utilised town centre</b>	<b>+</b>
<b>15. To promote appropriate tourism</b>	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	<b>The site has no tourism implications</b>	<b>0</b>

### Sustainability Appraisal Summary

The site is a sustainable location with no negative impacts except that, if the residential option is chosen, the additional residents will add to an already large percentage (70%) of Cowbridge working people who travel out of town over 17 km (on average) to work by car.

It has a much higher sustainability than the large residential site MG2 20 proposed for Cowbridge in the 2013 Deposit LDP Draft (see the attached Sustainability Appraisal for Site MG2 20 - Land to the north and west of Darren Close, Cowbridge)

### Effect Summary Table

<b>++</b>	<b>+</b>	<b>0</b>	<b>+/-</b>	<b>-</b>	<b>--</b>	<b>?</b>
<b>5</b>	<b>8</b>	<b>12</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>

## NEW OR ALTERNATIVE SITE APPRAISAL FORM

<b>SITE LOCATION / ADDRESS:</b>	Land at The Limes, Cowbridge [UDP HOUS 1(17)] Ref CLRG 3
<b>AREA (ha):</b>	0.12 ha Site Plan already submitted Please remember to include a site location plan
<b>CURRENT USE:</b>	Vacant derelict land
<b>PROPOSED USE:</b>	Residential

### SITE ASSESSMENT STAGE 1

**Please state how the site is compatible with the LDP strategy and will assist in meeting the LDP objectives:**

The site is compatible with LDP strategies 5.13 and 5.18. in providing additional housing in an existing settlement in the rural Vale with sufficient services and facilities to assimilate growth on a scale which does not *have a detrimental impact on the existing character of the town or on the local environment*. The site is *within the existing (UDP) settlement boundaries* and therefore does not intrude or represent *unacceptable incremental urbanisation* into the surrounding undeveloped greenfield areas around the town which form an essential part of its setting and rural character. This site is proposed as part of a set of alternatives to the site north and west of Darren Close (5113/CS7) proposed in the LDP Deposit Plan 2013 policy MG2 (20) which is incompatible with these LDP strategies. It is outside the existing settlement boundaries, on an agricultural greenfield site and would have a detrimental effect on the existing character of the town and the local environment and would intrude and be an *unacceptable incremental urbanisation* into the open countryside in a Special Landscape Area.

### SITE ASSESSMENT STAGE 2

Site Status, Location and Accessibility	Yes/No	Please provide further details
Q. Is the site classified as Greenfield or Brownfield? (in accordance with PPW definition)	Yes, Greenfield	The site has been unused and derelict for at least 50 years
Q. Is the site situated on agricultural land?	No	
Q. Is the site within an existing settlement?	Yes	
Q. Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	100m from Cowbridge High Street 250m from bus stop to Cardiff and Bridgend Local facilities and services easily accessible by walking and cycling
Environmental	Yes/No	Please provide further details

Q. If the site is located within or adjacent to a European, National, Regional or local ecological designation what is the potential impact on the designation?	No	
Q. If the site incorporates a Listed Building or is located adjacent to Listed buildings what is the potential impact?	No	
Q. If the site is located within or adjacent to a Registered Historic Park and Garden or Historic Landscape what is the potential impact?	No	
Q. If the site is located within or adjacent to a Conservation Area what is the potential impact?	Yes	The site is within the Cowbridge Conservation Area If the proposed housing and layout is of a compatible design with the surrounding area, it can have a positive impact compared with the present derelict nature of the site
Q. If there any other important features associated with the site, e.g. boundary walls or trees etc what is the potential impact on these features?	No	
<b>Physical Constraints</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site prone to flood risk (Zones A,B,C, C1,C2)	No	
Q. Is there appropriate Vehicular Access to main highway?	Yes	
Q Are there potential benefits to local community associated with the development?	Yes	The site appearance would be improved and could be more consistent with the Conservation Area if appropriately designed
<b>Site Appraisal Summary</b> The site is within an existing settlement with easy access to the town centre and facilities by walking and cycling. Development would not have any ecological impact. Appropriate development of the derelict site for housing will provide an opportunity to make it more consistent with the Conservation Area		



**SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL**

<b>Assessment Criteria</b>	<b>Effect</b>
Development at the site will have a positive impact on sustainability	<b>++</b>
Development at the site will have a some positive impact on sustainability	<b>+</b>
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	<b>0</b>
Development will have both positive and negative impacts upon sustainability.	<b>+/-</b>
Development at the site will have a slight negative impact on the sustainability.	<b>-</b>
Development at the site will have a very negative impact on sustainability	<b>--</b>
The impact of an issue cannot be predicted at this stage	<b>?</b>

<b>Sustainability Objective</b>	<b>Appraisal to assess whether or not:</b>	<b>Please provide further details</b>	<b>Effect</b>
<b>1. To provide the opportunity for people to meet their housing needs</b>	The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).	<b>Yes, the site has the capacity for 6 residential units [as proposed in UDP Policy HOUS 1(17)]</b>	<b>+</b>
	Whole or part of the site has been promoted for affordable housing.	<b>Yes, in a previous planning application</b>	<b>+</b>
	The site is located in an area of housing need as identified in the Housing Market Assessment Study	<b>Yes, The Sept 2013 Assessment has identified a shortfall of 25 affordable houses per year in the rural Vale. (Table 6.13 p 45)</b>	<b>+</b>
<b>2. To maintain, promote and enhance the range of local facilities</b>	The site is promoted for community, leisure and recreational facilities.	<b>No</b>	<b>0</b>
	The proposal would not lead to a loss of a community facility.	<b>No loss</b>	<b>0</b>
	The site has the potential to provide community facilities.	<b>No</b>	<b>0</b>
<b>3. To maintain and improve access for all</b>	Existing services and facilities are easily accessible from the site by walking, cycling and public transport.	<b>100m from Cowbridge High Street 250m from bus stop to Cardiff and Bridgend Local facilities and services easily accessible by walking and cycling</b>	<b>++</b>

<b>4. Reduce the causes of deprivation</b>	The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.	<b>Not applicable</b>	<b>0</b>
<b>5. To maintain, protect and enhance community spirit</b>	The site would not lead to a coalescence of settlements	<b>No coalescence</b>	<b>+</b>
	The site would not result in a loss in recreational land or a community facility	<b>No loss in recreational land</b>	<b>+</b>
<b>6. To minimise the causes and manage the effects of climate change</b>	The site would not increase the need to travel and or increase travel distances	<b>Not within Cowbridge but 75% of employed people in Cowbridge travel over 17 km to work</b>	<b>+/-</b>
	The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources	<b>Area not prone to flood risk No effect on water quality</b>	<b>0</b>
	The site is capable of incorporating renewable energy sources or energy conservation measures	<b>No</b>	<b>0</b>
<b>7. To minimise waste</b>	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).	<b>No special waste measures</b>	<b>0</b>
<b>8. To use land effectively and efficiently</b>	The site is a brownfield site and/or involves the beneficial re-use of existing buildings	<b>The site is greenfield but has been derelict and unused for over 50 years</b>	<b>+/-</b>
	The site is capable of accommodating high density development	<b>The UDP HOUS 1(17) proposal for the site is for 6 residential units at a density of 50 per ha</b>	<b>++</b>
<b>9. To protect and enhance the built environment and natural environment</b>	The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest	<b>If the proposed housing and layout is of a compatible design with the surrounding area, it would have a positive impact compared with the present derelict nature of the site</b>	<b>++</b>
	The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.	<b>No biodiversity, landscape or nature conservation issues for the site</b>	<b>0</b>
<b>10. To provide a high quality environment within all new developments</b>	The development has the potential to support high quality public realm.	<b>No public realm within the development</b>	<b>0</b>

<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, Listed Buildings, Conservation Area).	<b>The site is within the Cowbridge Conservation Area</b> <b>If the proposed housing and layout is of a compatible design with the surrounding area it can have a positive impact compared with the present derelict nature of the site</b>	<b>+</b>
<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	The site is well served by a public transport and accessible by walking and cycling.	<b>250m from bus stop to Cardiff and Bridgend with half hourly service</b> <b>Site accessible by walking and cycling</b>	<b>++</b>
	Services and facilities are easily accessible by a range of transport modes including walking and cycling.	<b>100m from Cowbridge High Street</b> <b>Local facilities and services easily accessible by walking and cycling</b>	<b>++</b>
<b>13. To provide for a diverse and wide range of local job opportunities</b>	The proposal is for new employment development.	<b>Site not for employment</b>	<b>0</b>
	The site would not result in a loss of employment land that has been identified as having a continued economic role.	<b>No loss of employment land</b>	<b>0</b>
<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	The site is located either within the either a centre, edge of centre or an out of town location.	<b>The site is at at a location close to the centre of town. Small development with minimal contribution to already well utilised town centre</b>	<b>+</b>
<b>15. To promote appropriate tourism</b>	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	<b>The site has no tourism implications</b>	<b>0</b>

### Sustainability Appraisal Summary

The site is a sustainable location with no negative impacts except that the additional residents could add to an already large percentage (70%) of Cowbridge working people who travel out of town over 17 km (on average) to work by car.

The site is within the Cowbridge Conservation Area and although classified as greenfield, it has been derelict for over 50years and sympathetic residential development could have a positive impact on the surrounding intimate location

It has a much higher sustainability than the large residential site MG2 20 proposed in the 2013 Deposit LDP Draft (see the attached Sustainability Appraisal for Site MG2 20 - Land to the north and west of Darren Close, Cowbridge)

### Effect Summary Table

<b>++</b>	<b>+</b>	<b>0</b>	<b>+/-</b>	<b>-</b>	<b>--</b>	<b>?</b>
<b>5</b>	<b>7</b>	<b>12</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>



## NEW OR ALTERNATIVE SITE APPRAISAL FORM

<b>SITE LOCATION / ADDRESS:</b>	Land at River Walk, Cowbridge [UDP HOUS 1(18)] Ref CLRG 4
<b>AREA (ha):</b>	0.3 ha Site Plan already submitted Please remember to include a site location plan
<b>CURRENT USE:</b>	Unused grassland at end of close
<b>PROPOSED USE:</b>	Residential

### SITE ASSESSMENT STAGE 1

**Please state how the site is compatible with the LDP strategy and will assist in meeting the LDP objectives:**

The site is compatible with LDP strategies 5.13 and 5.18. in providing additional housing in an existing settlement in the rural Vale with sufficient services and facilities to assimilate growth on a scale which does not *have a detrimental impact on the existing character of the town or on the local environment*. The site is *within the existing (UDP) settlement boundaries* and therefore does not intrude or represent *unacceptable incremental urbanisation* into the surrounding undeveloped greenfield areas around the town which form an essential part of its setting and rural character. This site is proposed as part of a set of alternatives to the site north and west of Darren Close (5113/CS7) proposed in the LDP Deposit Plan 2013 policy MG2 (20) which is incompatible with these LDP strategies. It is outside the existing settlement boundaries, on an agricultural greenfield site and would have a detrimental effect on the existing character of the town and the local environment and would intrude and be an *unacceptable incremental urbanisation* into the open countryside in a Special Landscape Area

### SITE ASSESSMENT STAGE 2

Site Status, Location and Accessibility	Yes/No	Please provide further details
Q. Is the site classified as Greenfield or Brownfield? (in accordance with PPW definition)	Yes, Greenfield	The site is the last parcel of grassland and scrub remaining undeveloped at the end of a close
Q. Is the site situated on agricultural land?	No	
Q. Is the site within an existing settlement?	Yes	Within the Cowbridge settlement
Q. Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	550m from Cowbridge High Street 640m from bus stop to Cardiff and Bridgend Local facilities and services easily accessible by walking and cycling
Environmental	Yes/No	Please provide further details

Q. If the site is located within or adjacent to a European, National, Regional or local ecological designation what is the potential impact on the designation?	No	
Q. If the site incorporates a Listed Building or is located adjacent to Listed buildings what is the potential impact?	No	
Q. If the site is located within or adjacent to a Registered Historic Park and Garden or Historic Landscape what is the potential impact?	No	
Q. If the site is located within or adjacent to a Conservation Area what is the potential impact?	No	
Q. If there any other important features associated with the site, e.g. boundary walls or trees etc what is the potential impact on these features?	Yes	The site is bounded to the south side by the river Thaw which should be protected from pollution.
<b>Physical Constraints</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site prone to flood risk (Zones A,B,C, C1,C2)	Yes	The site is in Flood Zone 3 (less than 1 in 1000 annual probability) and is protected by the successful Cowbridge Flood Alleviation Scheme constructed in 2006.
Q. Is there appropriate Vehicular Access to main highway?	Yes	
Q Are there potential benefits to local community associated with the development?	No	
<b>Site Appraisal Summary</b> <p>Although the site is greenfield, it is a 0.3 ha parcel of grassland and scrub which remains undeveloped at the end of a residential close and is proposed for housing development of 6 dwellings in the Vale UDP as Policy HOUS 1 (18).</p> <p>The site is within an existing settlement with easy access to the town centre and facilities by walking and cycling.</p> <p>It is bounded on the south side by the River Thaw, is in Flood Zone 3 and is protected by the Cowbridge and Llanblethian Flood Alleviation Scheme which has been successful in preventing floods from the river Thaw in Cowbridge and Llanblethian since its construction in 2006.</p>		

### SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL

Assessment Criteria	Effect
Development at the site will have a positive impact on sustainability	++
Development at the site will have a some positive impact on sustainability	+
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	0
Development will have both positive and negative impacts upon sustainability.	+/-
Development at the site will have a slight negative impact on the sustainability.	-
Development at the site will have a very negative impact on sustainability	--
The impact of an issue cannot be predicted at this stage	?

Sustainability Objective	Appraisal to assess whether or not:	Please provide further details	Effect
<b>1. To provide the opportunity for people to meet their housing needs</b>	The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).	<b>Yes, the site has the capacity for at least 6 residential units</b>	<b>+</b>
	Whole or part of the site has been promoted for affordable housing.	<b>No</b>	<b>0</b>
	The site is located in an area of housing need as identified in the Housing Market Assessment Study	<b>Yes, The Sept 2013 Assessment has identified a shortfall of 25 affordable houses per year in the rural Vale. (Table 6.13 p 45)</b>	<b>+</b>
<b>2. To maintain, promote and enhance the range of local facilities</b>	The site is promoted for community, leisure and recreational facilities.	<b>No</b>	<b>0</b>
	The proposal would not lead to a loss of a community facility.	<b>No loss</b>	<b>0</b>
	The site has the potential to provide community facilities.	<b>No</b>	<b>0</b>
<b>3. To maintain and improve access for all</b>	Existing services and facilities are easily accessible from the site by walking, cycling and public transport.	<b>550m from Cowbridge High Street 640m from bus stop to Cardiff and Bridgend Local facilities and services easily accessible by walking and cycling</b>	<b>++</b>

<b>4. Reduce the causes of deprivation</b>	The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.	<b>Not applicable</b>	<b>0</b>
<b>5. To maintain, protect and enhance community spirit</b>	The site would not lead to a coalescence of settlements	<b>No coalescence</b>	<b>+</b>
	The site would not result in a loss in recreational land or a community facility	<b>No loss</b>	<b>+</b>
<b>6. To minimise the causes and manage the effects of climate change</b>	The site would not increase the need to travel and or increase travel distances	<b>Not within Cowbridge but 75% of employed people in Cowbridge travel over 17 km to work</b>	<b>+/-</b>
	The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources	<b>The site is in Flood Zone 3 (less than 1 in 1000 annual probability) and is protected by the successful Cowbridge Flood Alleviation Scheme constructed in 2006.</b>	<b>0</b>
	The site is capable of incorporating renewable energy sources or energy conservation measures	<b>No</b>	<b>0</b>
<b>7. To minimise waste</b>	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).	<b>No special waste measures</b>	<b>0</b>
<b>8. To use land effectively and efficiently</b>	The site is a brownfield site and/or involves the beneficial re-use of existing buildings	<b>The site is the last parcel of grassland and scrub remaining undeveloped at the end of a residential close</b>	<b>0</b>
	The site is capable of accommodating high density development	<b>6 dwellings on 0.3ha would be 20 per ha</b>	<b>-</b>
<b>9. To protect and enhance the built environment and natural environment</b>	The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest	<b>Not applicable</b>	<b>0</b>
	The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.	<b>No biodiversity, landscape or nature conservation issues for the site</b>	<b>0</b>
<b>10. To provide a high quality environment within all new developments</b>	The development has the potential to support high quality public realm.	<b>No public realm within the development</b>	<b>0</b>



<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, Listed Buildings, Conservation Area).	<b>The site is outside the Cowbridge Conservation Area and is not designated</b>	<b>0</b>
<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	The site is well served by a public transport and accessible by walking and cycling.	<b>640m from bus stop to Cardiff and Bridgend with half hourly service Site accessible by walking and cycling</b>	<b>++</b>
	Services and facilities are easily accessible by a range of transport modes including walking and cycling.	<b>550m from Cowbridge High Street Local facilities and services easily accessible by walking and cycling</b>	<b>++</b>
<b>13. To provide for a diverse and wide range of local job opportunities</b>	The proposal is for new employment development.	<b>Site not for employment</b>	<b>0</b>
	The site would not result in a loss of employment land that has been identified as having a continued economic role.	<b>No loss of employment land</b>	<b>0</b>
<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	The site is located either within the either a centre, edge of centre or an out of town location.	<b>The site is at a location close to the centre of town. Small development with minimal contribution to already well utilised town centre</b>	<b>+</b>
<b>15. To promote appropriate tourism</b>	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	<b>The site has no tourism implications</b>	<b>0</b>

### Sustainability Appraisal Summary

The site is a sustainable location with no negative impacts except that, if the residential option is chosen, the additional residents will add to an already large percentage (70%) of Cowbridge working people who travel out of town over 17 km (on average) to work by car.

It has a much higher sustainability than the large residential site MG2 20 proposed for Cowbridge in the 2013 Deposit LDP Draft (see the attached Sustainability Appraisal for Site MG2 20 - Land to the north and west of Darren Close, Cowbridge)

### Effect Summary Table

<b>++</b>	<b>+</b>	<b>0</b>	<b>+/-</b>	<b>-</b>	<b>--</b>	<b>?</b>
<b>3</b>	<b>5</b>	<b>16</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>

## NEW OR ALTERNATIVE SITE APPRAISAL FORM

<b>SITE LOCATION / ADDRESS:</b>	The ex British Legion Club site adjacent to Cowbridge Town Hall car park Ref CLRG 5
<b>AREA (ha):</b>	0.13 ha Site Plan already submitted Please remember to include a site location plan
<b>CURRENT USE:</b>	Derelict site not currently used
<b>PROPOSED USE:</b>	Residential development

### SITE ASSESSMENT STAGE 1

**Please state how the site is compatible with the LDP strategy and will assist in meeting the LDP objectives:**

The site is compatible with LDP strategies 5.13 and 5.18. in providing additional housing in an existing settlement in the rural Vale with sufficient services and facilities to assimilate growth on a scale which does not *have a detrimental impact on the existing character of the town or on the local environment*. The site is *within the existing (UDP) settlement boundaries* and therefore does not intrude or represent *unacceptable incremental urbanisation* into the surrounding undeveloped greenfield areas around the town which form an essential part of its setting and rural character. This site is proposed as part of a set of alternatives to the site north and west of Darren Close (5113/CS7) proposed in the LDP Deposit Plan 2013 policy MG2 (20) which is incompatible with these LDP strategies. It is outside the existing settlement boundaries, on an agricultural greenfield site and would have a detrimental effect on the existing character of the town and the local environment and would intrude and be an *unacceptable incremental urbanisation* into the open countryside in a Special Landscape Area

### SITE ASSESSMENT STAGE 2

Site Status, Location and Accessibility	Yes/No	Please provide further details
Q. Is the site classified as Greenfield or Brownfield? (in accordance with PPW definition)	Part brownfield	Site partly occupied by former British Legion club building with derelict waste land
Q. Is the site situated on agricultural land?	No	
Q. Is the site within an existing settlement?	Yes	It is at the centre of the Cowbridge settlement
Q. Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	110m from Cowbridge High Street 210m from bus stop to Cardiff and Bridgend Local facilities and services easily accessible by walking and cycling
Environmental	Yes/No	Please provide further details

Q. If the site is located within or adjacent to a European, National, Regional or local ecological designation what is the potential impact on the designation?	No	
Q. If the site incorporates a Listed Building or is located adjacent to Listed buildings what is the potential impact?	No	
Q. If the site is located within or adjacent to a Registered Historic Park and Garden or Historic Landscape what is the potential impact?	No	
Q. If the site is located within or adjacent to a Conservation Area what is the potential impact?	Yes	The site is within the Cowbridge Conservation Area. It is not adjacent to any other buildings. A residential development on the site will need to be of a compatible design with the surrounding area, It can have a positive impact compared with the present derelict nature of the site
Q. If there any other important features associated with the site, e.g. boundary walls or trees etc what is the potential impact on these features?	Yes	The site is bounded to the south side by the river Thaw which should be protected from pollution.
<b>Physical Constraints</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site prone to flood risk (Zones A,B,C, C1,C2)	Yes	The site is in Flood Zone 3 (less than 1 in 1000 annual probability) and is protected by the successful Cowbridge Flood Alleviation Scheme constructed in 2006.
Q. Is there appropriate Vehicular Access to main highway?	Yes	
Q Are there potential benefits to local community associated with the development?	No	
<b>Site Appraisal Summary</b> The 0.13 ha site is currently occupied by a derelict club building disused for over 6 years, It has planning permission (2008/01383/FUL) for 8 no 3 bedroom terraced town houses. Residential development of the site can have a positive impact on its location in the Cowbridge Conservation Area The site is in Cowbridge town centre with easy access to the town centre and facilities by walking and cycling. It is bounded on the south side by the River Thaw, is in Flood Zone 3 and is protected by the Cowbridge and Llanblethian Flood Alleviation Scheme which has been successful in preventing floods from the river Thaw in Cowbridge and Llanblethian since its construction in 2006		

**SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL**

<b>Assessment Criteria</b>	<b>Effect</b>
Development at the site will have a positive impact on sustainability	<b>++</b>
Development at the site will have a some positive impact on sustainability	<b>+</b>
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	<b>0</b>
Development will have both positive and negative impacts upon sustainability.	<b>+/-</b>
Development at the site will have a slight negative impact on the sustainability.	<b>-</b>
Development at the site will have a very negative impact on sustainability	<b>--</b>
The impact of an issue cannot be predicted at this stage	<b>?</b>

<b>Sustainability Objective</b>	<b>Appraisal to assess whether or not:</b>	<b>Please provide further details</b>	<b>Effect</b>
<b>1. To provide the opportunity for people to meet their housing needs</b>	The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).	<b>Yes, the site has the capacity for 8 residential 3 bedroom terraced units as proposed in planning application 2008/01383/FUL</b>	<b>+</b>
	Whole or part of the site has been promoted for affordable housing.	<b>The size and type of houses proposed in the planning application would be at the lower end of Cowbridge market values</b>	<b>+</b>
	The site is located in an area of housing need as identified in the Housing Market Assessment Study	<b>Yes, The Sept 2013 Assessment has identified a shortfall of 25 affordable houses per year in the rural Vale. (Table 6.13 p 45)</b>	<b>+</b>
<b>2. To maintain, promote and enhance the range of local facilities</b>	The site is promoted for community, leisure and recreational facilities.	<b>No</b>	<b>0</b>
	The proposal would not lead to a loss of a community facility.	<b>No loss</b>	<b>0</b>
	The site has the potential to provide community facilities.	<b>No</b>	<b>0</b>
<b>3. To maintain and improve access for all</b>	Existing services and facilities are easily accessible from the site by walking, cycling and public transport.	<b>110m from Cowbridge High Street 210m from bus stop to Cardiff and Bridgend Local facilities and services easily accessible by walking and cycling</b>	<b>++</b>



<b>4. Reduce the causes of deprivation</b>	The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.	<b>Not applicable</b>	<b>0</b>
<b>5. To maintain, protect and enhance community spirit</b>	The site would not lead to a coalescence of settlements	<b>No coalescence</b>	<b>+</b>
	The site would not result in a loss in recreational land or a community facility	<b>No loss</b>	<b>+</b>
<b>6. To minimise the causes and manage the effects of climate change</b>	The site would not increase the need to travel and or increase travel distances	<b>Not within Cowbridge but 75% of employed people in Cowbridge travel over 17 km to work</b>	<b>+/-</b>
	The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources	<b>The site is in Flood Zone 3 (less than 1 in 1000 annual probability) and is protected by the successful Cowbridge Flood Alleviation Scheme constructed in 2006.</b>	<b>0</b>
	The site is capable of incorporating renewable energy sources or energy conservation measures	<b>No</b>	<b>0</b>
<b>7. To minimise waste</b>	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).	<b>No special waste measures</b>	<b>0</b>
<b>8. To use land effectively and efficiently</b>	The site is a brownfield site and/or involves the beneficial re-use of existing buildings	<b>The site is partly brownfield and has been derelict and unused for over 8 years</b>	<b>+</b>
	The site is capable of accommodating high density development	<b>The planning proposal for the site is for 8 residential units at a density of 60 per ha</b>	<b>++</b>
<b>9. To protect and enhance the built environment and natural environment</b>	The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest	<b>If the proposed housing and layout is of a compatible design with the surrounding area, it would have a positive impact compared with the present derelict nature of the site</b>	<b>++</b>
	The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.	<b>No biodiversity, landscape or nature conservation issues for the site</b>	<b>0</b>
<b>10. To provide a high quality environment within all new developments</b>	The development has the potential to support high quality public realm.	<b>No public realm within the development</b>	<b>0</b>

<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, Listed Buildings, Conservation Area).	<b>The site is within the Cowbridge Conservation Area</b> <b>If the proposed housing and layout is of a compatible design with the surrounding area it can have a positive impact compared with the present derelict nature of the site</b>	<b>+</b>
<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	The site is well served by a public transport and accessible by walking and cycling.	<b>210m from bus stop to Cardiff and Bridgend with half hourly service</b> <b>Site accessible by walking and cycling</b>	<b>++</b>
	Services and facilities are easily accessible by a range of transport modes including walking and cycling.	<b>110m from Cowbridge High Street</b> <b>Local facilities and services easily accessible by walking and cycling</b>	<b>++</b>
<b>13. To provide for a diverse and wide range of local job opportunities</b>	The proposal is for new employment development.	<b>Site not for employment</b>	<b>0</b>
	The site would not result in a loss of employment land that has been identified as having a continued economic role.	<b>No loss of employment land</b>	<b>0</b>
<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	The site is located either within the either a centre, edge of centre or an out of town location.	<b>The site is at at a location close to the centre of town. Small development with minimal contribution to already well utilised town centre</b>	<b>+</b>
<b>15. To promote appropriate tourism</b>	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	<b>The site has no tourism implications</b>	<b>0</b>

### Sustainability Appraisal Summary

The site is a sustainable location with no negative impacts except that the additional residents could add to an already large percentage (70%) of Cowbridge working people who travel out of town over 17 km (on average) to work by car.

The site is within the Cowbridge Conservation Area and although classified as greenfield, it has been derelict for over 50years and sympathetic residential development could have a positive impact on the surrounding location

It has a much higher sustainability than the large residential site MG2 20 proposed in the 2013 Deposit LDP Draft (see the attached Sustainability Appraisal for Site MG2 20 - Land to the north and west of Darren Close, Cowbridge)

### Effect Summary Table

<b>++</b>	<b>+</b>	<b>0</b>	<b>+/-</b>	<b>-</b>	<b>--</b>	<b>?</b>
<b>5</b>	<b>8</b>	<b>12</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>

## NEW OR ALTERNATIVE SITE APPRAISAL FORM

<b>SITE LOCATION / ADDRESS:</b>	Land at Castle Hill, Llanblethian	Ref CLRG 6
<b>AREA (ha):</b>	0.4 ha	Site Plan already submitted
<b>CURRENT USE:</b>	Derelict site not currently used	
<b>PROPOSED USE:</b>	Residential development	

### SITE ASSESSMENT STAGE 1

**Please state how the site is compatible with the LDP strategy and will assist in meeting the LDP objectives:**

The site is compatible with LDP strategies 5.13 and 5.18. in providing additional housing in an existing settlement in the rural Vale with sufficient services and facilities to assimilate growth on a scale which does not *have a detrimental impact on the existing character of the town or on the local environment*. The site is *within the existing (UDP) settlement boundaries* and therefore does not intrude or represent *unacceptable incremental urbanisation* into the surrounding undeveloped greenfield areas around the town which form an essential part of its setting and rural character. This site is proposed as part of a set of alternatives to the site north and west of Darren Close (5113/CS7) proposed in the LDP Deposit Plan 2013 policy MG2 (20) which is incompatible with these LDP strategies. It is outside the existing settlement boundaries, on an agricultural greenfield site and would have a detrimental effect on the existing character of the town and the local environment and would intrude and be an *unacceptable incremental urbanisation* into the open countryside in a Special Landscape Area.

### SITE ASSESSMENT STAGE 2

<b>Site Status, Location and Accessibility</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site classified as Greenfield or Brownfield? (in accordance with PPW definition)	Yes, Greenfield	The site has been unused and derelict for at least 50 years
Q. Is the site situated on agricultural land?	No	
Q. Is the site within an existing settlement?	Yes	
Q. Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	780m from Cowbridge High Street 860m from bus stop to Cardiff and Bridgend Local facilities and services accessible by walking and cycling
<b>Environmental</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. If the site is located within or	No	

adjacent to a European, National, Regional or local ecological designation what is the potential impact on the designation?		
Q. If the site incorporates a Listed Building or is located adjacent to Listed buildings what is the potential impact?	No	
Q. If the site is located within or adjacent to a Registered Historic Park and Garden or Historic Landscape what is the potential impact?	No	
Q. If the site is located within or adjacent to a Conservation Area what is the potential impact?	Yes	The site is within the Cowbridge with Llanblethian Conservation Area. It is 50m from St Quentin's Castle Scheduled Monument Design of a residential development on this site should be compatible with this context
Q. If there any other important features associated with the site, e.g. boundary walls or trees etc what is the potential impact on these features?	No	
<b>Physical Constraints</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site prone to flood risk (Zones A,B,C, C1,C2)	No	
Q. Is there appropriate Vehicular Access to main highway?	Yes	
Q Are there potential benefits to local community associated with the development?	No	
<b>Site Appraisal Summary</b> The site is within an existing settlement with reasonable access to the town centre and facilities by walking and cycling. Residential development of the site would not have any ecological impact. Development of the site for housing will need to be carefully designed to be in keeping with its location in the Cowbridge with Llanblethian Conservation Area and its proximity to Srt Quentin's Castle Scheduled Monument		



### SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL

Assessment Criteria	Effect
Development at the site will have a positive impact on sustainability	++
Development at the site will have a some positive impact on sustainability	+
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	0
Development will have both positive and negative impacts upon sustainability.	+/-
Development at the site will have a slight negative impact on the sustainability.	-
Development at the site will have a very negative impact on sustainability	--
The impact of an issue cannot be predicted at this stage	?

Sustainability Objective	Appraisal to assess whether or not:	Please provide further details	Effect
<b>1. To provide the opportunity for people to meet their housing needs</b>	The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).	<b>Yes, the site has the potential to deliver 12 or more units, including affordable housing</b>	<b>+</b>
	Whole or part of the site has been promoted for affordable housing.	<b>No</b>	<b>0</b>
	The site is located in an area of housing need as identified in the Housing Market Assessment Study	<b>Yes, The Sept 2013 Assessment has identified a shortfall of 25 affordable houses per year in the rural Vale. (Table 6.13 p 45)</b>	<b>+</b>
<b>2. To maintain, promote and enhance the range of local facilities</b>	The site is promoted for community, leisure and recreational facilities.	<b>No</b>	<b>0</b>
	The proposal would not lead to a loss of a community facility.	<b>No loss of community facility</b>	<b>0</b>
	The site has the potential to provide community facilities.	<b>No potential</b>	<b>0</b>
<b>3. To maintain and improve access for all</b>	Existing services and facilities are easily accessible from the site by walking, cycling and public transport.	<b>780m from Cowbridge High Street 860m from bus stop to Cardiff and Bridgend Local facilities and services accessible by walking and cycling</b>	<b>+</b>

<b>4. Reduce the causes of deprivation</b>	The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.	<b>Not applicable</b>	<b>0</b>
<b>5. To maintain, protect and enhance community spirit</b>	The site would not lead to a coalescence of settlements	<b>No coalescence</b>	<b>+</b>
	The site would not result in a loss in recreational land or a community facility	<b>No loss of recreational land</b>	<b>+</b>
<b>6. To minimise the causes and manage the effects of climate change</b>	The site would not increase the need to travel and or increase travel distances	<b>Not within Cowbridge but 75% of employed people in Cowbridge travel over 17 km to work</b>	<b>+/-</b>
	The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources	<b>Area not prone to flood risk No effect on water quality</b>	<b>0</b>
	The site is capable of incorporating renewable energy sources or energy conservation measures	<b>No</b>	<b>0</b>
<b>7. To minimise waste</b>	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).	<b>No special waste measures</b>	<b>0</b>
<b>8. To use land effectively and efficiently</b>	The site is a brownfield site and/or involves the beneficial re-use of existing buildings	<b>The site is greenfield but has been derelict and unused for over 50 years</b>	<b>+/-</b>
	The site is capable of accommodating high density development	<b>The site can accommodate 12 or rmore residential units at a density of 30 per ha</b>	<b>++</b>
<b>9. To protect and enhance the built environment and natural environment</b>	The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest	<b>If the proposed housing and layout was of a compatible design with the surrounding area, it would have a positive impact compared with the present derelict nature of the site</b>	<b>+</b>
	The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.	<b>No biodiversity, landscape or nature conservation issues for the site</b>	<b>0</b>
<b>10. To provide a high quality environment within all new developments</b>	The development has the potential to support high quality public realm.	<b>No public realm within the development</b>	<b>0</b>

<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, Listed Buildings, Conservation Area).	<b>The site is within the Cowbridge Conservation Area and 50m from St Quentin's Castle Scheduled Monument</b> If the proposed housing and layout is of a compatible design with the surrounding area it can have a positive impact compared with the present derelict nature of the site	<b>+</b>
<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	The site is well served by a public transport and accessible by walking and cycling.	<b>No public transport near site</b> 860m from bus stop to Cardiff and Bridgend with half hourly service <b>Site accessible by walking and cycling</b>	<b>+</b>
	Services and facilities are easily accessible by a range of transport modes including walking and cycling.	780m from Cowbridge High Street Local facilities and services accessible by walking and cycling but steep hill on road from Cowbridge	<b>+</b>
<b>13. To provide for a diverse and wide range of local job opportunities</b>	The proposal is for new employment development.	<b>Site not for employment</b>	<b>0</b>
	The site would not result in a loss of employment land that has been identified as having a continued economic role.	<b>No loss of employment land</b>	<b>0</b>
<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	The site is located either within the either a centre, edge of centre or an out of town location.	<b>The site is at at an edge of town centre location</b> Small development with minimal contribution to already well utilised town centre	<b>+</b>
<b>15. To promote appropriate tourism</b>	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	<b>The site has no tourism implications</b>	<b>0</b>

**Sustainability Appraisal Summary**

The site is a moderately sustainable location with no negative impacts except that the additional residents could add to an already large percentage (70%) of Cowbridge working people who travel out of town over 17 km (on average) to work by car.

The site is within the Cowbridge with Llanblethian Conservation Area and although classified as greenfield, it has been unused and overgrown for over 50years. The close proximity of St Quentin's Castle Scheduled Monument would require sympathetic layout and design of development..

The site has a much higher sustainability than the large residential site MG2 20 proposed in the 2013 Deposit LDP Draft (see the attached Sustainability Appraisal for Site MG2 20 - Land to the north and west of Darren Close, Cowbridge)

**Effect Summary Table**

<b>++</b>	<b>+</b>	<b>0</b>	<b>+/-</b>	<b>-</b>	<b>--</b>	<b>?</b>
<b>1</b>	<b>10</b>	<b>13</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>

## NEW OR ALTERNATIVE SITE APPRAISAL FORM

<b>SITE LOCATION / ADDRESS:</b>	Land at North Road, Cowbridge	Ref CLRG 7
<b>AREA (ha):</b>	0.19 ha	Site Plan already submitted
<b>CURRENT USE:</b>	Derelict site not currently used	
<b>PROPOSED USE:</b>	Residential development	

### SITE ASSESSMENT STAGE 1

**Please state how the site is compatible with the LDP strategy and will assist in meeting the LDP objectives:**

The site is compatible with LDP strategies 5.13 and 5.18. in providing additional housing in an existing settlement in the rural Vale with sufficient services and facilities to assimilate growth on a scale which does not *have a detrimental impact on the existing character of the town or on the local environment.*

The site is *within the existing (UDP) settlement boundaries* and therefore does not intrude or represent *unacceptable incremental urbanisation* into the surrounding undeveloped greenfield areas around the town which form an essential part of its setting and rural character.

This site is proposed as part of a set of alternatives to the site north and west of Darren Close (5113/CS7) proposed in the LDP Deposit Plan 2013 policy MG2 (20) which is incompatible with these LDP strategies. It is outside the existing settlement boundaries, on an agricultural greenfield site and would have a detrimental effect on the existing character of the town and the local environment and would intrude and be an *unacceptable incremental urbanisation* into the open countryside in a Special Landscape Area.

### SITE ASSESSMENT STAGE 2

Site Status, Location and Accessibility	Yes/No	Please provide further details
Q. Is the site classified as Greenfield or Brownfield? (in accordance with PPW definition)	Yes, Greenfield	The site has been unused and derelict for at least 50 years
Q. Is the site situated on agricultural land?	No	
Q. Is the site within an existing settlement?	Yes	It is at the centre of the Cowbridge settlement
Q. Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	100m from Cowbridge High Street 160m from bus stop to Cardiff and Bridgend Local facilities and services easily accessible by walking and cycling
Environmental	Yes/No	Please provide further details



Q. If the site is located within or adjacent to a European, National, Regional or local ecological designation what is the potential impact on the designation?	No	
Q. If the site incorporates a Listed Building or is located adjacent to Listed buildings what is the potential impact?	No	
Q. If the site is located within or adjacent to a Registered Historic Park and Garden or Historic Landscape what is the potential impact?	No	
Q. If the site is located within or adjacent to a Conservation Area what is the potential impact?	Yes	The site is within the Cowbridge Conservation Area If the proposed housing and layout is of an appropriate design it can have a positive impact compared with the present derelict nature of the site
Q. If there any other important features associated with the site, e.g. boundary walls or trees etc what is the potential impact on these features?	No	
<b>Physical Constraints</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site prone to flood risk (Zones A,B,C, C1,C2)	No	
Q. Is there appropriate Vehicular Access to main highway?	Yes	
Q Are there potential benefits to local community associated with the development?	Yes	The site appearance would be improved and could be more consistent with the Conservation Area if appropriately designed
<b>Site Appraisal Summary</b> The site is at the on a side road just off the Cowbridge High Street with easy access to the town centre and facilities by walking and cycling. Development of the site would not have any ecological impact. Appropriate development of the derelict site for housing will provide an opportunity to make its appearance more consistent with the Conservation Area.		

### SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL

Assessment Criteria	Effect
Development at the site will have a positive impact on sustainability	++
Development at the site will have a some positive impact on sustainability	+
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	0
Development will have both positive and negative impacts upon sustainability.	+/-
Development at the site will have a slight negative impact on the sustainability.	-
Development at the site will have a very negative impact on sustainability	--
The impact of an issue cannot be predicted at this stage	?

Sustainability Objective	Appraisal to assess whether or not:	Please provide further details	Effect
<b>1. To provide the opportunity for people to meet their housing needs</b>	The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).	<b>Potential limited by size and shape of the site</b>	<b>0</b>
	Whole or part of the site has been promoted for affordable housing.	<b>No</b>	<b>0</b>
	The site is located in an area of housing need as identified in the Housing Market Assessment Study	<b>Yes</b>	<b>+</b>
<b>2. To maintain, promote and enhance the range of local facilities</b>	The site is promoted for community, leisure and recreational facilities.	<b>No</b>	<b>0</b>
	The proposal would not lead to a loss of a community facility.	<b>No loss</b>	<b>0</b>
	The site has the potential to provide community facilities.	<b>No</b>	<b>0</b>
<b>3. To maintain and improve access for all</b>	Existing services and facilities are easily accessible from the site by walking, cycling and public transport.	<b>100m from Cowbridge High Street 160m from bus stop to Cardiff and Bridgend Local facilities and services easily accessible by walking and cycling</b>	<b>++</b>

<b>4. Reduce the causes of deprivation</b>	The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.	<b>Not applicable</b>	<b>0</b>
<b>5. To maintain, protect and enhance community spirit</b>	The site would not lead to a coalescence of settlements	<b>No coalescence</b>	<b>+</b>
	The site would not result in a loss in recreational land or a community facility	<b>No loss in recreational land</b>	<b>+</b>
<b>6. To minimise the causes and manage the effects of climate change</b>	The site would not increase the need to travel and or increase travel distances	<b>Not within Cowbridge but 75% of employed people in Cowbridge travel over 17 km to work</b>	<b>+/-</b>
	The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources	<b>Area not prone to flood risk No effect on water quality</b>	<b>0</b>
	The site is capable of incorporating renewable energy sources or energy conservation measures	<b>No</b>	<b>0</b>
<b>7. To minimise waste</b>	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).	<b>No special waste measures</b>	<b>0</b>
<b>8. To use land effectively and efficiently</b>	The site is a brownfield site and/or involves the beneficial re-use of existing buildings	<b>The site is greenfield but has been derelict and unused for over 50 years</b>	<b>+/-</b>
	The site is capable of accommodating high density development	<b>A planning proposal for the site is for 5 residential units at a density of 26 per ha</b>	<b>++</b>
<b>9. To protect and enhance the built environment and natural environment</b>	The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest	<b>If the proposed housing and layout is of a compatible design with the surrounding area, it would have a positive impact compared with the present derelict nature of the site</b>	<b>+</b>
	The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.	<b>No biodiversity, landscape or nature conservation issues for the site</b>	<b>0</b>
<b>10. To provide a high quality environment within all new developments</b>	The development has the potential to support high quality public realm.	<b>No public realm within the development</b>	<b>0</b>

<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, Listed Buildings, Conservation Area).	<b>The site is within the Cowbridge Conservation Area</b> <b>If the proposed housing and layout is of a compatible design with the surrounding area it can have a positive impact compared with the present derelict nature of the site</b>	<b>+</b>
<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	The site is well served by a public transport and accessible by walking and cycling.	<b>160m from bus stop to Cardiff and Bridgend with half hourly service</b> <b>Site accessible by walking and cycling</b>	<b>++</b>
	Services and facilities are easily accessible by a range of transport modes including walking and cycling.	<b>100m from Cowbridge High Street</b> <b>Local facilities and services easily accessible by walking and cycling</b>	<b>++</b>
<b>13. To provide for a diverse and wide range of local job opportunities</b>	The proposal is for new employment development.	<b>Site not for employment</b>	<b>0</b>
	The site would not result in a loss of employment land that has been identified as having a continued economic role.	<b>No loss of employment land</b>	<b>0</b>
<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	The site is located either within the either a centre, edge of centre or an out of town location.	<b>The site is at at a location close to the centre of town. Small development with minimal contribution to already well utilised town centre</b>	<b>+</b>
<b>15. To promote appropriate tourism</b>	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	<b>The site has no tourism implications</b>	<b>0</b>

### Sustainability Appraisal Summary

The site is a sustainable location with no negative impacts except that the additional residents could add to an already large percentage (70%) of Cowbridge working people who travel out of town over 17 km (on average) to work by car.

The site is within the Cowbridge Conservation Area and although classified as greenfield, it has been derelict for over 50years and sympathetic residential development could have a positive impact on the surrounding location

It has a much higher sustainability than the large residential site MG2 20 proposed in the 2013 Deposit LDP Draft (see the attached Sustainability Appraisal for Site MG2 20 - Land to the north and west of Darren Close, Cowbridge)

### Effect Summary Table

<b>++</b>	<b>+</b>	<b>0</b>	<b>+/-</b>	<b>-</b>	<b>--</b>	<b>?</b>
<b>4</b>	<b>6</b>	<b>14</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>

## NEW OR ALTERNATIVE SITE APPRAISAL FORM

<b>SITE LOCATION / ADDRESS:</b>	The Livestock Market, The Butts, Cowbridge Ref CLRG 8
<b>AREA (ha):</b>	0.85 ha Site Plan already submitted Please remember to include a site location plan
<b>CURRENT USE:</b>	Livestock market and informal car park
<b>PROPOSED USE:</b>	Retirement homes, Artisan Live/work units, Market Hall, Livestock Market, car park

### SITE ASSESSMENT STAGE 1

**Please state how the site is compatible with the LDP strategy and will assist in meeting the LDP objectives:**

The site is compatible with LDP strategies 5.13 and 5.18. in providing additional housing and associated development in an existing settlement in the rural Vale with sufficient services and facilities to assimilate growth on a scale which does not *have a detrimental impact on the existing character of the town or on the local environment*. The strategy also *favours new service provision which reflects the roles and characteristics of the settlement*

The site is inside the existing residential settlement boundary and does not intrude or represent *unacceptable incremental urbanisation* into the surrounding undeveloped greenfield areas around the town which form an essential part of its setting and rural character.

This site is proposed as part of a set of alternatives to the site north and west of Darren Close (5113/CS7) proposed in the LDP Deposit Plan 2013 policies MG2 (20) (housing) and MG6 (4) (school) which are incompatible with these LDP strategies. They are outside the existing settlement boundaries, on an agricultural greenfield site and would have a detrimental effect on the existing character of the town and the local environment and would intrude and be an *unacceptable incremental urbanisation* into the open countryside in a Special Landscape Area.

### SITE ASSESSMENT STAGE 2

<b>Site Status, Location and Accessibility</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site classified as Greenfield or Brownfield? (in accordance with PPW definition)	Yes, brownfield	Site of the present livestock market
Q. Is the site situated on agricultural land?	No	
Q. Is the site within an existing settlement?	Yes	It is within the Cowbridge settlement boundary
Q. Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	90m from Cowbridge High Street 250m from bus stop to Cardiff and Bridgend Local facilities and services easily accessible from site by walking and cycling
<b>Environmental</b>	<b>Yes/No</b>	<b>Please provide further details</b>



Q. If the site is located within or adjacent to a European, National, Regional or local ecological designation what is the potential impact on the designation?	No	
Q. If the site incorporates a Listed Building or is located adjacent to Listed buildings what is the potential impact?	Yes	The site is 25 m from listed cottage buiding at 1-3 The Butts and 25m from the western section of the listed town walls The proposed development of the site would have a positive impact on the setting of these features compared with the current state
Q. If the site is located within or adjacent to a Registered Historic Park and Garden or Historic Landscape what is the potential impact?	No	
Q. If the site is located within or adjacent to a Conservation Area what is the potential impact?	Yes	The site is within the Cowbridge Conservation Area and is shown in the Council Appraisal and Management Plan as an Opportunity Site for improving the setting and environment in the area
Q. If there any other important features associated with the site, e.g. boundary walls or trees etc what is the potential impact on these features?	Yes	The site is bounded to the south by mature trees and hedges which should be preserved where possible in the development scheme. The site is bounded on the west side by a Scout Hall and Market Theatre. The environment of these local facilities would be improved by the proposed development.
<b>Physical Constraints</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site prone to flood risk (Zones A,B,C, C1,C2)	No	
Q. Is there appropriate Vehicular Access to main highway?	Yes	
Q Are there potential benefits to local community associated with the development?	Yes	The proposal wouldl provide 24-30 needed affordable retirement homes, 5-6 Live/work artisan employment units, a Market Hall to accommodate the Cowbridge Farmers' Market and other local events and an upgraded livestock market and car park
<b>Site Appraisal Summary</b>		
The site provides an opportunity to improve the environment in this part of the Cowbridge Conservartion Area and to provide needed retirement and artisan live/work accommodation, a Market Hall, an upgraded livestock market facility and car park There is easy access to the town centre and facilities by walking and cycling and to a bus stop.		

### SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL

Assessment Criteria	Effect
Development at the site will have a positive impact on sustainability	++
Development at the site will have a some positive impact on sustainability	+
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	0
Development will have both positive and negative impacts upon sustainability.	+/-
Development at the site will have a slight negative impact on the sustainability.	-
Development at the site will have a very negative impact on sustainability	--
The impact of an issue cannot be predicted at this stage	?

Sustainability Objective	Appraisal to assess whether or not:	Please provide further details	Effect
<b>1. To provide the opportunity for people to meet their housing needs</b>	The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).	<b>The proposed development would deliver affordable retirement homes and artisan live/work units</b>	<b>++</b>
	Whole or part of the site has been promoted for affordable housing.	<b>Yes, part of the site</b>	<b>++</b>
	The site is located in an area of housing need as identified in the Housing Market Assessment Study	<b>Yes, The Sept 2013 Assessment has identified a shortfall of 25 affordable houses per year in the rural Vale. (Table 6.13 p 45)</b>	<b>++</b>
<b>2. To maintain, promote and enhance the range of local facilities</b>	The site is promoted for community, leisure and recreational facilities.	<b>This is part of the proposed development's function</b>	<b>+</b>
	The proposal would not lead to a loss of a community facility.	<b>No loss</b>	<b>0</b>
	The site has the potential to provide community facilities.	<b>The site has the potential to provide a Market Hall, Artisan Live/Work units and a car park</b>	<b>++</b>
<b>3. To maintain and improve access for all</b>	Existing services and facilities are easily accessible from the site by walking, cycling and public transport.	<b>90m from Cowbridge High Street Local facilities and services easily accessible from site by walking and cycling</b>	<b>++</b>

<b>4. Reduce the causes of deprivation</b>	The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.	<b>Not applicable to this location</b>	<b>0</b>
<b>5. To maintain, protect and enhance community spirit</b>	The site would not lead to a coalescence of settlements	<b>No coalescence</b>	<b>+</b>
	The site would not result in a loss in recreational land or a community facility	<b>No loss in recreational land. The proposal would create new community facilities</b>	<b>++</b>
<b>6. To minimise the causes and manage the effects of climate change</b>	The site would not increase the need to travel and or increase travel distances	<b>The location near the town centre minimises the need to travel</b>	<b>+</b>
	The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources	<b>The site is not prone to flood risk</b>	<b>+</b>
	The site is capable of incorporating renewable energy sources or energy conservation measures	<b>There is the potential to incorporate renewable energy sources and energy conservation measures</b>	<b>+</b>
<b>7. To minimise waste</b>	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).	<b>No special waste measures</b>	<b>0</b>
<b>8. To use land effectively and efficiently</b>	The site is a brownfield site and/or involves the beneficial re-use of existing buildings	<b>The site is brownfield</b>	<b>++</b>
	The site is capable of accommodating high density development	<b>The residential portion of the site would be high density development</b>	<b>++</b>
<b>9. To protect and enhance the built environment and natural environment</b>	The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest	<b>If the proposed housing and layout is of a compatible design with the surrounding area, it would have a positive impact compared with the present neglected nature of the site</b>	<b>++</b>
	The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.	<b>No biodiversity, landscape or nature conservation issues for the site</b>	<b>0</b>
<b>10. To provide a high quality environment within all new developments</b>	The development has the potential to support high quality public realm.	<b>A main objective of the proposal for this site is to create a high quality public realm with multiple community funtions including residential, Market Hall for retail and festival events, artisan workshops and retaining the original livestock market function</b>	<b>++</b>

<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, Listed Buildings, Conservation Area).	<b>The site is in the Cowbridge Conservation Area, of historical importance and close to listed buildings. The neglected state of the present site detracts from this setting and the development proposal will improve and enhance it</b>	<b>++</b>
<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	The site is well served by a public transport and accessible by walking and cycling.	<b>250m from bus stop to Cardiff and Bridgend with half hourly service Site accessible by walking and cycling</b>	<b>++</b>
	Services and facilities are easily accessible by a range of transport modes including walking and cycling.	<b>90m from Cowbridge High Street Local facilities and services easily accessible by walking and cycling</b>	<b>++</b>
<b>13. To provide for a diverse and wide range of local job opportunities</b>	The proposal is for new employment development.	<b>The proposal would create some local job opportunities in the Market Hall and artisan workshops</b>	<b>+</b>
	The site would not result in a loss of employment land that has been identified as having a continued economic role.	<b>No loss of employment land</b>	<b>0</b>
<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	The site is located either within the either a centre, edge of centre or an out of town location.	<b>The location is close to the Cowbridge town centre and has the potential to provide an attractive venue for the many Cowbridge festivals which attract large numbers of visitors</b>	<b>++</b>
<b>15. To promote appropriate tourism</b>	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	<b>The proposal would help to promote tourism, attract more visitors and provide needed coach parking</b>	<b>+</b>

### Sustainability Appraisal Summary

The site is a highly sustainable location and the proposal provides a mix of residential, community, employment and tourism facilities while maintaining its function as a livestock market.

It would make a significant contribution to the role and function of Cowbridge as a rural community in a historic environment.

It makes optimum use of the brownfield site with no impact on the greenfield setting and rural character of Cowbridge.

It has the potential to improve the setting of the nearby listed buildings in the Conservation Area

### Effect Summary Table

<b>++</b>	<b>+</b>	<b>0</b>	<b>+/-</b>	<b>-</b>	<b>--</b>	<b>?</b>
<b>14</b>	<b>7</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>

## NEW OR ALTERNATIVE SITE APPRAISAL FORM

<b>SITE LOCATION / ADDRESS:</b>	THE OLD B.P INDUSTRIAL COMPLEX <span style="float: right;">SULLY MOOR</span> ROAD.
<b>AREA (ha):</b>	VACANT BROWNFIELD AREA + 50 HECTARES.
<b>CURRENT USE:</b>	NOT IN USE, OLD BUILDINGS DEMOLISHED BUT STILL SHOWN ON THE MAP. <span style="float: right;">Please remember to include a site location plan</span>
<b>PROPOSED USE:</b>	PARK AND RIDE FOR DAILY COMMUTORS

### SITE ASSESSMENT STAGE 1

Please state how the site is compatible with the LDP strategy and will assist in meeting the LDP objectives:

THE VALLE HAS THE LARGEST DAILY OUT COMMUTING IN WALES AT 50% COMPARED WITH THE NATIONAL AVERAGE OF 31%. THE LARGEST TOWN IN THE VALLE IS BARRY, FROM WHICH THERE ARE MANY DAILY COMMUTERS TO CARDIFF. THIS SITE LOCATED ON THE EDGE OF BARRY IS ~~LOCATED~~ IDEAL FOR PARK AND RIDE WITH THREE ROUTES INTO CARDIFF

### SITE ASSESSMENT STAGE 2

Site Status, Location and Accessibility	Yes/No	Please provide further details
Q. Is the site classified as Greenfield or Brownfield? (in accordance with PPW definition)	YES	THIS SITE IS THE LARGEST BROWNFIELD SITE IN SOUTH WALES
Q. Is the site situated on agricultural land?	NO	
Q. Is the site within an existing settlement?	YES	
Q. Is the site easily accessible to local services and facilities by public transport, walking and cycling?	YES	
Environmental	Yes/No	Please provide further details
Q. If the site is located within or		



adjacent to a European, National, Regional or local ecological designation what is the potential impact on the designation?	No	
Q. If the site incorporates a Listed Building or is located adjacent to Listed buildings what is the potential impact?	None	
Q. If the site is located within or adjacent to a Registered Historic Park and Garden or Historic Landscape what is the potential impact?	No	
Q. If the site is located within or adjacent to a Conservation Area what is the potential impact?	No	
Q. If there any other important features associated with the site, e.g. boundary walls or trees etc what is the potential impact on these features?	YES	THE SITE HAS A COMPLETE BOUNDARY FENCE AND SEVEN FENCE GATES
<b>Physical Constraints</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site prone to flood risk (Zones A,B,C, C1,C2)	No	
Q. Is there appropriate Vehicular Access to main highway?	YES	
Q Are there potential benefits to local community associated with the development?	YES	REDUCED OUT COMMUTING BY CAR, AND REDUCING TRAFFIC CONGESTION AT CLIVER HOUSE / MERRY HARAIA / DEWATHI/SULLY ROUTES
<b>Site Appraisal Summary</b>		
A VAST BROWN FIELD SITE, IN A REGENERATION AREA. FOR WHICH THE ARIE NO PROPOSALS IN THE L.D.P. IDEAL LOCATION FOR OUT COMMUTING FROM THE LARGEST TOWN IN THE VALLE		

**SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL**

Assessment Criteria	Effect
Development at the site will have a positive impact on sustainability	++
Development at the site will have a some positive impact on sustainability	+
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	0
Development will have both positive and negative impacts upon sustainability.	+/-
Development at the site will have a slight negative impact on the sustainability.	-
Development at the site will have a very negative impact on sustainability	--
The impact of an issue cannot be predicted at this stage	?

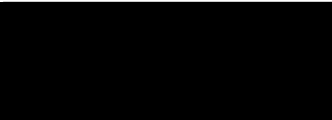
Sustainability Objective	Appraisal to assess whether or not:	Please provide further details	Effect
1. To provide the opportunity for people to meet their housing needs	The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).		?
	Whole or part of the site has been promoted for affordable housing.		?
	The site is located in an area of housing need as identified in the Housing Market Assessment Study		?
2. To maintain, promote and enhance the range of local facilities	The site is promoted for community, leisure and recreational facilities.		?
	The proposal would not lead to a loss of a community facility.		+
	The site has the potential to provide community facilities.	WILL PROVIDE A FACILITY WHICH DOES NOT EXIST ON THE EAST OF BARRY	++
3. To maintain and improve access for all	Existing services and facilities are easily accessible from the site by walking, cycling and public transport.		+

<b>4. Reduce the causes of deprivation</b>	The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.		?
<b>5. To maintain, protect and enhance community spirit</b>	The site would not lead to a coalescence of settlements		?
	The site would not result in a loss in recreational land or a community facility		++
<b>6. To minimise the causes and manage the effects of climate change</b>	The site would not increase the need to travel and or increase travel distances		+
	The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources		+
	The site is capable of incorporating renewable energy sources or energy conservation measures		++
<b>7. To minimise waste</b>	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).		?
<b>8. To use land effectively and efficiently</b>	The site is a brownfield site and/or involves the beneficial re-use of existing buildings		++
	The site is capable of accommodating high density development		+
<b>9. To protect and enhance the built environment and natural environment</b>	The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest		
	The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.		?
<b>10. To provide a high quality environment within all new developments</b>	The development has the potential to support high quality public realm.		?

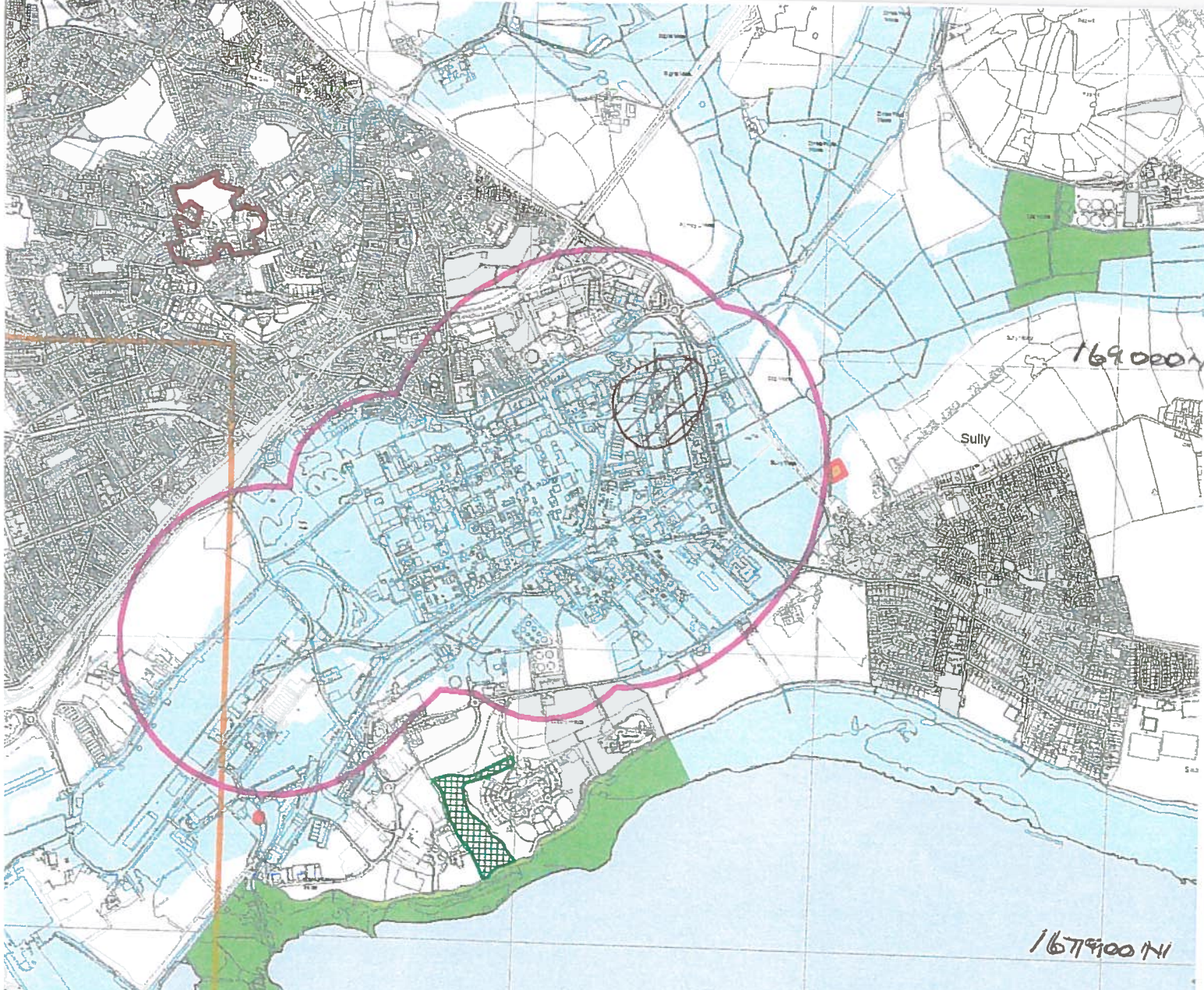


<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, Listed Buildings, Conservation Area).		+
<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	The site is well served by a public transport and accessible by walking and cycling.		++
	Services and facilities are easily accessible by a range of transport modes including walking and cycling.		+
<b>13. To provide for a diverse and wide range of local job opportunities</b>	The proposal is for new employment development.		?
	The site would not result in a loss of employment land that has been identified as having a continued economic role.		+
<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	The site is located either within the either a centre, edge of centre or an out of town location.		+
<b>15. To promote appropriate tourism</b>	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.		?

**Sustainability Appraisal Summary** THE SITE NOW THAT MANY OF THE OLD BUILDING HAVE BEEN DEMOLISHED, COULD BE USED FOR MANY PURPOSES I WOULD LIKE TO SEE MORE BUSINESS / EMPLOYMENT ON THE SITE, 5/6 YEARS AGO, AFTER THE BUILDINGS WERE DEMOLISHED, P.A.D.S A TRAILER HIRE COMPANY HAVE USED A SMALL PART OF THE SITE FOR PARKING ABOUT 100 TRAILERS ON THE SITE. ALSO A NEW COMBINED HEAT AND POWER STATION HAS BEEN BUILT ON THE SITE. IT SHOULD BE NOTED THAT THE CONSTRAINTS MAP THE VALE ARE USING IN THE L.D.P. SHOWS MANY OF THE BUILDING WHICH HAVE BEEN DEMOLISHED







CONSTRAINTS MAP FROM  
CABINET DRAFT  
OCTOBER 2013

SCALE 1" = 20,000



AREA BEING PROPOSED  
FOR PARK AND RIDE

313000E

314000E

315000E

316000E

167900N

169000N

Sully



## NEW OR ALTERNATIVE SITE APPRAISAL FORM

<b>SITE LOCATION / ADDRESS:</b>	Field Cottage, Bonvilston, CF5 6TG.
<b>AREA (ha):</b>	0.26. <span style="float: right;">Please remember to include a site location plan</span>
<b>CURRENT USE:</b>	Garden
<b>PROPOSED USE:</b>	Residential

### SITE ASSESSMENT STAGE 1

**Please state how the site is compatible with the LDP strategy and will assist in meeting the LDP objectives:**

The site's location within Bonvilston, could provide a small development of three dwellings, which would not over develop the site and help to accommodate the growth in demand for housing in this popular area. We feel it contributes to the aims and objectives of the L.D.P.

### SITE ASSESSMENT STAGE 2

Site Status, Location and Accessibility	Yes/No	Please provide further details
Q. Is the site classified as <del>Greenfield</del> Brownfield? (in accordance with PPW definition)	Yes.	The site is in an existing village and is under used. The land is not used for agriculture and is within the curtilage of the home Field Cottage. The L.A. could be proactive and help to bring the site forward for development.
Q. Is the site situated on agricultural land?	No.	It is a large garden, with storage building and green house, set between Field Cottage and Bonvilston Reading Room.
Q. Is the site within an existing settlement?	Yes.	Within a short walking distance of village shop, church, pub etc - within the village of Bonvilston.
Q. Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes.	It is on a public transport route (A48) to Cardiff in the east and Bridgend in the west.
Environmental	Yes/No	Please provide further details
Q. If the site is located within or		

adjacent to a European, National, Regional or local ecological designation what is the potential impact on the designation?	Do not know.	
Q. If the site incorporates a Listed Building or is located adjacent to Listed buildings what is the potential impact?	No.	It does not incorporate a listed building.
Q. If the site is located within or adjacent to a Registered Historic Park and Garden or Historic Landscape what is the potential impact?	No.	
Q. If the site is located within or adjacent to a Conservation Area what is the potential impact?	Yes.	The site has other buildings on either side, the proposed development would have minimum impact.
Q. If there any other important features associated with the site, e.g. boundary walls or trees etc what is the potential impact on these features?	Yes	A public footpath crosses the site. This would require diverting to a site side boundary.
<b>Physical Constraints</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site prone to flood risk (Zones A,B,C, C1,C2)	No	With reference to the "Constraints Map", the site is not in a flood zone.
Q. Is there appropriate Vehicular Access to main highway?	Yes	The existing access is directly off the A48 with good visibility. Modifications to satisfy highway requirements could be met.
Q Are there potential benefits to local community associated with the development?	Yes.	Increase use of commercial facilities
<b>Site Appraisal Summary</b> The site lies within existing residential developments in the village. It would enhance the aesthetics of this area, whilst providing much needed extra homes. The additional traffic (post construction) would be very small and have minimum impact on traffic flows		

**SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL**

Assessment Criteria	Effect
Development at the site will have a positive impact on sustainability	++
Development at the site will have a some positive impact on sustainability	+
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	0
Development will have both positive and negative impacts upon sustainability.	+/-
Development at the site will have a slight negative impact on the sustainability.	-
Development at the site will have a very negative impact on sustainability	--
The impact of an issue cannot be predicted at this stage	?

Sustainability Objective	Appraisal to assess whether or not:	Please provide further details	Effect
<b>1. To provide the opportunity for people to meet their housing needs</b>	The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).	The site has the potential to provide three dwellings	+
	Whole or part of the site has been promoted for affordable housing.	No.	0
	The site is located in an area of housing need as identified in the Housing Market Assessment Study	Don't know.	
<b>2. To maintain, promote and enhance the range of local facilities</b>	The site is promoted for community, leisure and recreational facilities.	It is not.	0
	The proposal would not lead to a loss of a community facility.	<del>It</del> , It would not	+
	The site has the potential to provide community facilities.	The proposal for residential use would promote the community facilities provided by the Reading Rooms, shop etc	++
<b>3. To maintain and improve access for all</b>	Existing services and facilities are easily accessible from the site by walking, cycling and public transport.	New private road to be provided to improve access to the site	++



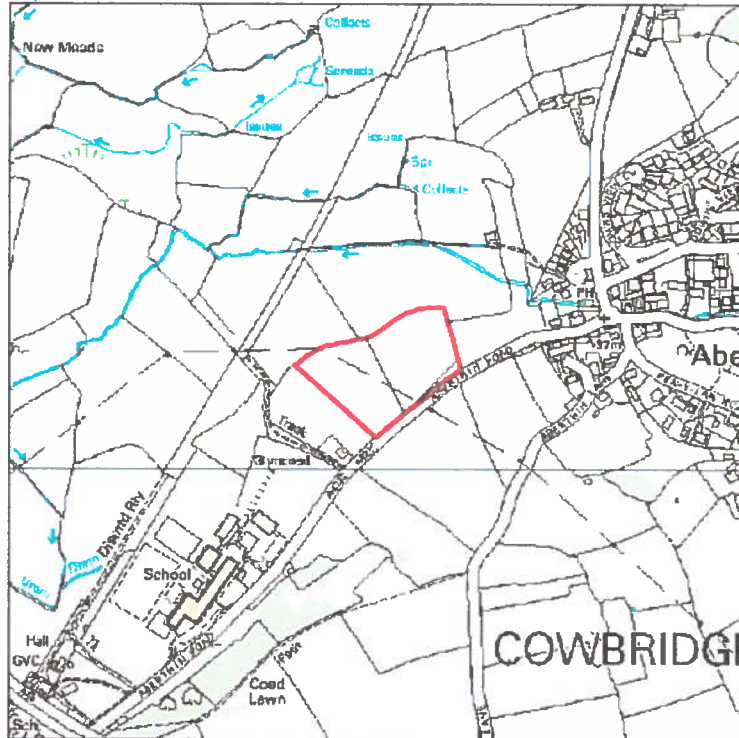
<b>4. Reduce the causes of deprivation</b>	The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.	Not Applicable	0
<b>5. To maintain, protect and enhance community spirit</b>	The site would not lead to a coalescence of settlements	It would not	0
	The site would not result in a loss in recreational land or a community facility	It would not	+
<b>6. To minimise the causes and manage the effects of climate change</b>	The site would not increase the need to travel and or increase travel distances	It would not.	+
	The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources	It is not within an area prone to flood risk as demonstrated on the L.A. constraints map.	+
	The site is capable of incorporating renewable energy sources or energy conservation measures	Yes it is: eg solar cells and/or micro wind turbines to generate electricity	+
<b>7. To minimise waste</b>	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).	Not Applicable	0
<b>8. To use land effectively and efficiently</b>	The site is a brownfield site and/or involves the beneficial re-use of existing buildings	Yes.	+
	The site is capable of accommodating high density development	It is not suitable or capable of accommodating high density housing	0
<b>9. To protect and enhance the built environment and natural environment</b>	The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest	It would have a positive effect on the village conservation area	+
	The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.	It would have a neutral effect	0
<b>10. To provide a high quality environment within all new developments</b>	The development has the potential to support high quality public realm.	The public right of way would be maintained via a small re-routting	0

<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, Listed Buildings, Conservation Area).	The site is located within a landscape of outstanding historic interest in a conservation area, similar to the surrounding homes	0
<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	The site is well served by a public transport and accessible by walking and cycling.	Yes, it is	+ +
	Services and facilities are easily accessible by a range of transport modes including walking and cycling.	Yes, they are	+ +
<b>13. To provide for a diverse and wide range of local job opportunities</b>	The proposal is for new employment development.	No	0
	The site would not result in a loss of employment land that has been identified as having a continued economic role.	Not applicable	0
<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	The site is located either within the either a centre, edge of centre or an out of town location.	With reference to Cowbridge, it is an out of town location	0
<b>15. To promote appropriate tourism</b>	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	Not applicable	0
<b>Sustainability Appraisal Summary</b> The proposed development has the potential for three dwellings, whilst providing adequate open space. It is close to all local amenities and would help to sustain them. The public transport is within easy walking and cycling distance; with short journey times to Cardiff and Bridgend.			





Map:



Site ID No: 2394/CS. 1

Ward: Cowbridge

Area:(Ha) 2.128

Site Location: land adjacent to Aberthin Road, Cowbridge.

Existing Use: Agriculture

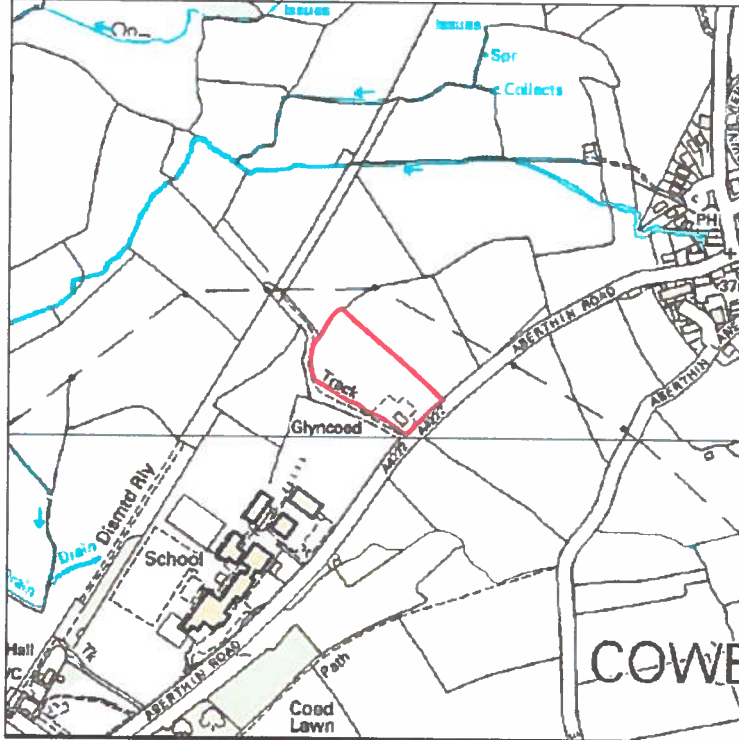
Proposed Use: Residential

© Crown copyright. All rights reserved. The Vale of Glamorgan Council Licence No. 100023424 2007.

Easting: 300483

Northing: 175130

Map:



Site ID No: 2716/CS. 1

Ward: Cowbridge

Area:(Ha) 0.951

Site Location: Land at Aberthin Road, Cowbridge

Existing Use: Agriculture

Proposed Use: Residential

© Crown copyright. All rights reserved. The Vale of Glamorgan Council Licence No.  
 100023424 2007.

Easting: 300419

Northing: 175072

## NEW OR ALTERNATIVE SITE APPRAISAL FORM

<b>SITE LOCATION / ADDRESS:</b>	LAND AT ABERTHIN ROAD, COWBRIDGE. SITE ID N <sup>o</sup> 2394/CS1, 2716/CS1	
<b>AREA (ha):</b>	3.079	Please remember to include a site location plan
<b>CURRENT USE:</b>	AGRICULTURE	
<b>PROPOSED USE:</b>	RESIDENTIAL	

### SITE ASSESSMENT STAGE 1

Please state how the site is compatible with the LDP strategy and will assist in meeting the LDP objectives:

THE SITE IS CAPABLE OF PROVIDING 'AFFORDABLE' HOUSING, IS WITHIN EASY WALKING DISTANCE OF COWBRIDGE TOWN CENTRE, AND IS ADJACENT TO COWBRIDGE COMPREHENSIVE SCHOOL.

### SITE ASSESSMENT STAGE 2

Site Status, Location and Accessibility	Yes/No	Please provide further details
Q. Is the site classified as Greenfield or Brownfield? (in accordance with PPW definition)		GREENFIELD
Q. Is the site situated on agricultural land?	YES	
Q. Is the site within an existing settlement?	YES	ADJACENT TO COWBRIDGE COMPREHENSIVE SCHOOL
Q. Is the site easily accessible to local services and facilities by public transport, walking and cycling?	YES	APPROX. 200 M FROM SCHOOL ON PUBLIC ROADSIDE FOOTPATH AND APPROX. 800 M FROM COWBRIDGE TOWN.
Environmental	Yes/No	Please provide further details
Q. If the site is located within or		



adjacent to a European, National, Regional or local ecological designation what is the potential impact on the designation?	NO	
Q. If the site incorporates a Listed Building or is located adjacent to Listed buildings what is the potential impact?	NO	
Q. If the site is located within or adjacent to a Registered Historic Park and Garden or Historic Landscape what is the potential impact?	NO	
Q. If the site is located within or adjacent to a Conservation Area what is the potential impact?	NO	
Q. If there any other important features associated with the site, e.g. boundary walls or trees etc what is the potential impact on these features?	NO	
<b>Physical Constraints</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site prone to flood risk (Zones A,B,C, C1,C2)	?	UNKNOWN
Q. Is there appropriate Vehicular Access to main highway?	YES	SITE WOULD GIVE IMMEDIATE ACCESS TO MAIN HIGHWAY WITH CLEAR VIEWS
Q Are there potential benefits to local community associated with the development?	NO	
<b>Site Appraisal Summary</b>		
THE PROPOSED SITE IS IDEAL FOR AFFORDABLE HOUSING, ADJACENT TO COWBRIDGE COMPREHENSIVE SCHOOL, AND EASY WALKING ACCESS TO COWBRIDGE TOWN CENTRE.		



### SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL

Assessment Criteria	Effect
Development at the site will have a positive impact on sustainability	++
Development at the site will have a some positive impact on sustainability	+
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	0
Development will have both positive and negative impacts upon sustainability.	+/-
Development at the site will have a slight negative impact on the sustainability.	-
Development at the site will have a very negative impact on sustainability	--
The impact of an issue cannot be predicted at this stage	?

Sustainability Objective	Appraisal to assess whether or not:	Please provide further details	Effect
<b>1. To provide the opportunity for people to meet their housing needs</b>	The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).	YES	++
	Whole or part of the site has been promoted for affordable housing.	POTENTIAL FOR AFFORDABLE HOUSING	++
	The site is located in an area of housing need as identified in the Housing Market Assessment Study		0
<b>2. To maintain, promote and enhance the range of local facilities</b>	The site is promoted for community, leisure and recreational facilities.		0
	The proposal would not lead to a loss of a community facility.		0
	The site has the potential to provide community facilities.		0
<b>3. To maintain and improve access for all</b>	Existing services and facilities are easily accessible from the site by walking, cycling and public transport.	ADJACENT TO COWBRIDGE SCHOOL AND EASY WALKING DISTANCE OF COWBRIDGE TOWN CENTRE	+

<b>4. Reduce the causes of deprivation</b>	The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.		0
<b>5. To maintain, protect and enhance community spirit</b>	The site would not lead to a coalescence of settlements	NO AFFECT	0
	The site would not result in a loss in recreational land or a community facility	NO AFFECT	0
<b>6. To minimise the causes and manage the effects of climate change</b>	The site would not increase the need to travel and or increase travel distances	NO INCREASE	0
	The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources	NO	0
	The site is capable of incorporating renewable energy sources or energy conservation measures		0
<b>7. To minimise waste</b>	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).		0
<b>8. To use land effectively and efficiently</b>	The site is a brownfield site and/or involves the beneficial re-use of existing buildings	NO	0
	The site is capable of accommodating high density development	YES	+
<b>9. To protect and enhance the built environment and natural environment</b>	The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest	NO AFFECT	0
	The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.	NO AFFECT	0
<b>10. To provide a high quality environment within all new developments</b>	The development has the potential to support high quality public realm.	YES	+

<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, Listed Buildings, Conservation Area).	NOT LOCATED	0
<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	The site is well served by a public transport and accessible by walking and cycling.	NO PUBLIC TRANSPORT, BUT ACCESSIBLE BY WALKING / CYCLING	+
	Services and facilities are easily accessible by a range of transport modes including walking and cycling.	YES	+
<b>13. To provide for a diverse and wide range of local job opportunities</b>	The proposal is for new employment development.	NO	0
	The site would not result in a loss of employment land that has been identified as having a continued economic role.	NO AFFECT	0
<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	The site is located either within the either a centre, edge of centre or an out of town location.	LOCATED EDGE OF COWBRIDGE TOWN	+
<b>15. To promote appropriate tourism</b>	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	NO LOSS OF TOURISM	0

**Sustainability Appraisal Summary**



	To provide the opportunity for people to meet their housing needs	To maintain, promote and enhance the range of local facilities	To maintain and improve access for all	Reduce the causes of deprivation	To maintain, protect and enhance community spirit	To minimise the causes and effects of climate change	To minimise waste	To use the land effectively and efficiently	To protect and enhance the built environment and the natural environment	To provide a high quality environment within all new developments	To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and	To reduce the need to travel and enable the use of more sustainable modes of transport	To provide for a diverse and wide range of local job opportunities	To maintain and enhance the viability of the Vale's town, district and local centres	To promote appropriate tourism	score
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
2575/CS1(MG2 [36]) Land adjoining Court Close, Aberthin as in 2012 LDP	+	+	+	0	0	0	-	-	0	+	0	0	0	0	0	2
2575/CS1(MG2 [36]) Land adjoining Court Close, Aberthin REVISED	-	0	--	0	0	-	-	--	--	+	--	--	0	--	-	-15
Comments on Revision to 2575/CS1(MG2 [36])	'Affordable housing' not in keeping with neighbouring development	Not applicable to this site	Existing services and facilities are not easily accessible due to traffic dangers along Welsh St. Donats Lane and the junction with A4222			Increased risk of potential flooding at bottom of Welsh St. Donats Lane due to loss of natural soakaway		Site not brownfield, does not re-use existing buildings and not suitable for high density development	Site is an unacceptable intrusion into the open countryside, and damaging the setting of The Great House and the Aberthin Conservation Area.		Site located adjacent to Aberthin Conservation Area and Great House	Site not well served by public transport, nor are the nearest services and facilities (Cowbridge) easily accessible by walking or cycling		Site does not maintain or enhance Vale's town, district and local centres	Site would have a detrimental effect on the views from Stalling Downs, including the 'Round Cowbridge' tourist footpath	
2394/CS1 & 2716/CS.1 Land adjacent to Aberthin Road, Cowbridge	++	0	+	0	0	0	0	+	0	+	0	+	0	+	0	8
Comments on advantages of 2394/CS1 & 2716/CS.1 vs. 2575/CS1(MG2 [36])	Potential to deliver mixed housing		Site adjacent to school, within convenient walking distance to Cowbridge without crossing main road, and much easier vehicular access			None known		Not brownfield, but would be suitable for 'affordable housing'	Far less impact on views of open countryside compared to 2575/CS1, and does not have any impact on Aberthin Conservation Area or Great House		Site not located adjacent to a Conservation Area or Listed Building	Site no better served by public transport, but much more suited to walking and cycling		Site is located adjacent to school and on edge of Cowbridge Town	Site would not result in the loss of a tourism facility	



Site ID: 24

Land east of Llangan



## NEW OR ALTERNATIVE SITE APPRAISAL FORM

<b>SITE LOCATION / ADDRESS:</b>	Land east of Llangan
<b>AREA (ha):</b>	0.76 ha Please remember to include a site location plan
<b>CURRENT USE:</b>	Gypsy/Traveller Site
<b>PROPOSED USE:</b>	Gypsy and Traveller Site

### SITE ASSESSMENT STAGE 1

Please state how the site is compatible with the LDP strategy and will assist in meeting the LDP objectives:

Please refer to accompanying statement.

### SITE ASSESSMENT STAGE 2

Site Status, Location and Accessibility	Yes/No	Please provide further details
Q. Is the site classified as Greenfield or Brownfield? (in accordance with PPW definition)	Both	Part of the site is currently occupied by Gypsy/Travellers but the rest of the site remains undeveloped
Q. Is the site situated on agricultural land?	No	The site is located in an agricultural area but does not have an agricultural use
Q. Is the site within an existing settlement?	No	The site is outside the settlement boundary as shown in the LDP.
Q. Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is in close proximity to the settlement of Fferm Goch which has been identified within the Vale of Glamorgan Council's sustainable settlement hierarchy. Bus stop < 400m - accessible Church < 500m - less than the max preferred Shops and other facilities - some < 800m some > 800m

<b>Environmental</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. If the site is located within or adjacent to a European, National, Regional or local ecological designation what is the potential impact on the designation?	No	The site is not located within or adjacent to any ecological designations
Q. If the site incorporates a Listed Building or is located adjacent to Listed buildings what is the potential impact?	No	No listed buildings
Q. If the site is located within or adjacent to a Registered Historic Park and Garden or Historic Landscape what is the potential impact?	No	No designations of relevance
Q. If the site is located within or adjacent to a Conservation Area what is the potential impact?	No	Not within or adjacent to a Conservation Area
Q. If there any other important features associated with the site, e.g. boundary walls or trees etc what is the potential impact on these features?	Yes	The site is bordered by hedgerows and trees. These can be retained in the future use of the site.
<b>Physical Constraints</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site prone to flood risk (Zones A,B,C, C1,C2)	Yes in part	The site is largely unaffected by surface water flooding but there is a band of surface water flooding located to the north of the site.
Q. Is there appropriate Vehicular Access to main highway?	Yes	Good access from the existing highway network.
Q Are there potential benefits to local community associated with the development?		

**Site Appraisal Summary**

Please see accompanying report

**SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL**

Assessment Criteria	Effect
Development at the site will have a positive impact on sustainability	++
Development at the site will have a some positive impact on sustainability	+
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	0
Development will have both positive and negative impacts upon sustainability.	+/-
Development at the site will have a slight negative impact on the sustainability.	-
Development at the site will have a very negative impact on sustainability	--
The impact of an issue cannot be predicted at this stage	?

Sustainability Objective	Appraisal to assess whether or not:	Please provide further details	Effect
1. To provide the opportunity for people to meet their housing needs	The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).	The site has the potential to deliver provision for Gypsies and Travellers that is currently missing in the Local Authority area	++
	Whole or part of the site has been promoted for affordable housing.	The site would be meet the need to provide adequate space for Gypsies and Travellers based on the needs assessment that has been undertaken.	+

	The site is located in an area of housing need as identified in the Housing Market Assessment Study		+
<b>2. To maintain, promote and enhance the range of local facilities</b>	The site is promoted for community, leisure and recreational facilities.	<b>The site is not promoted for community, leisure and recreational facilities.</b>	<b>0</b>
	The proposal would not lead to a loss of a community facility.	<b>There are no community facilities on the site</b>	<b>+</b>
	The site has the potential to provide community facilities.	<b>A community facility could be provided subject to demand and local requirements</b>	<b>+</b>
<b>3. To maintain and improve access for all</b>	Existing services and facilities are easily accessible from the site by walking, cycling and public transport.	<b>There is a bus stop in Llangan and community facilities and a primary schools area available within a 10 minute walk.</b>	<b>0</b>
<b>4. Reduce the causes of deprivation</b>	The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.	<b>The site is not in an area of deprivation as defined by the WIMD.</b>	<b>+</b>
<b>5. To maintain, protect and enhance community spirit</b>	The site would not lead to a coalescence of settlements	<b>The site is close to Llangan which is separate from surrounding settlements and the development of the site would not lead to coalescence.</b>	<b>+</b>
	The site would not result in a loss in recreational land or a community facility	<b>The site does not comprise recreation land or a community facility.</b>	<b>+</b>
<b>6. To minimise the causes and manage the effects of climate change</b>	The site would not increase the need to travel and or increase travel distances	<b>Formal provision is not currently made for a Gypsy and Traveller site so there would be no increase in the need to travel. The site is located close to the established settlement of Llangan</b>	<b>+</b>
	The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources	<b>The site is largely unaffected by surface water flooding but there is a band of surface water flooding located to the north of the site. This could be addressed in the layout of the site and through mitigation measures. The required drainage scheme would</b>	<b>+</b>



		ensure that the development does not have a negative effect on the quality of water resources.	
	The site is capable of incorporating renewable energy sources or energy conservation measures	Development of the site would need to have due regard to the potential for using renewable energy sources and energy conservation measures in line with Code for Sustainable Homes requirements.	?
<b>7. To minimise waste</b>	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).	The use of the site would need to conform to appropriate requirements in this respect.	?
<b>8. To use land effectively and efficiently</b>	The site is a brownfield site and/or involves the beneficial re-use of existing buildings	The site is not brownfield	-
	The site is capable of accommodating high density development	The site is not appropriate for high density development but is suitable for the density of the proposed use	+
<b>9. To protect and enhance the built environment and natural environment</b>	The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest	It would have no impact on these areas or interests.	0
	The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.	Through retention of trees around the site the proposed use could have a neutral impact on these elements.	0
<b>10. To provide a high quality environment within all new developments</b>	The development has the potential to support high quality public realm.	The proposed use would not incorporate areas of public realm.	0
<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, Listed Buildings, Conservation Area).	The site is not located in one of these areas.	0

<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	The site is well served by a public transport and accessible by walking and cycling.	<b>There are bus stops in Llangan within a 5 minute walk from the site, cycleways and footways.</b>	<b>+</b>
	Services and facilities are easily accessible by a range of transport modes including walking and cycling.	<b>Local bus stops provide access to Cowbridge and Bridgend where a range of services and facilities are available. Llangan primary school and local community facilities are available within walking distance.</b>	<b>+</b>
<b>13. To provide for a diverse and wide range of local job opportunities</b>	The proposal is for new employment development.	<b>The proposed use does not include employment</b>	
	The site would not result in a loss of employment land that has been identified as having a continued economic role.	<b>Currently the site does not perform an economic role and it has not been identified as a site for employment.</b>	
<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	The site is located either within the either a centre, edge of centre or an out of town location.	<b>The site is outside the defined settlement boundary but is close to the Minor Rural Settlement of Fferm Goch</b>	
<b>15. To promote appropriate tourism</b>	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	<b>The proposal would not result in the loss of a tourism facility.</b>	

#### **Sustainability Appraisal Summary**

**++: 1 (4%)**

**+ : 12 (46%)**

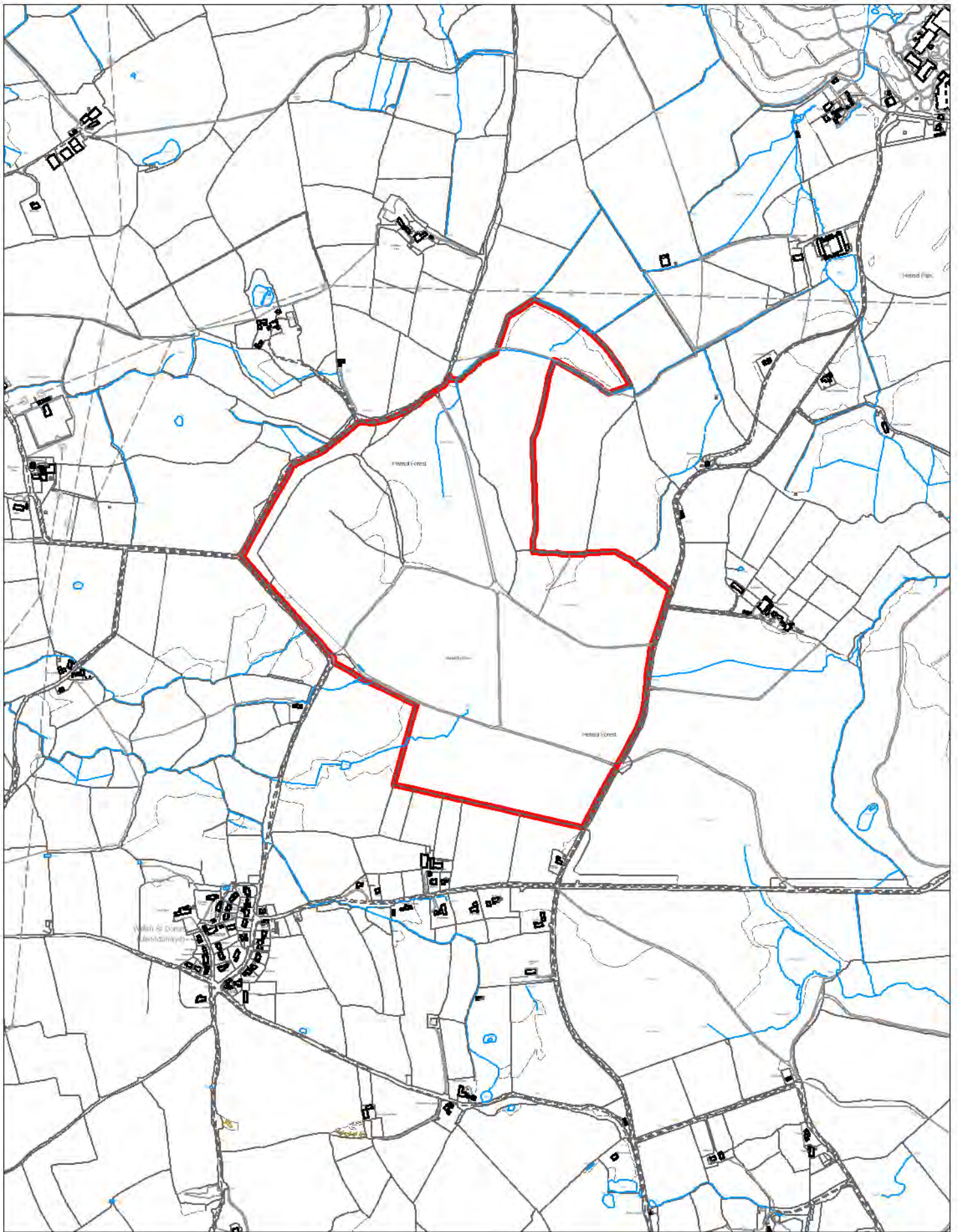
**0 : 10 (38%)**

**+/- : 0 (0%)**

**- : 1 (4%)**

**-- : 0 (0%)**

**? : 2 (8%)**



Site ID: 28

Land north of Welsh St Donats

## NEW OR ALTERNATIVE SITE APPRAISAL FORM

<b>SITE LOCATION / ADDRESS:</b>	Land north of Welsh St. Donats
<b>AREA (ha):</b>	65.20 ha <span style="float: right;">Please remember to include a site location plan</span>
<b>CURRENT USE:</b>	Gypsy/Traveller Site
<b>PROPOSED USE:</b>	Gypsy and Traveller Site

### SITE ASSESSMENT STAGE 1

Please state how the site is compatible with the LDP strategy and will assist in meeting the LDP objectives:

### SITE ASSESSMENT STAGE 2

Site Status, Location and Accessibility	Yes/No	Please provide further details
Q. Is the site classified as Greenfield or Brownfield? (in accordance with PPW definition)	Yes	Undeveloped
Q. Is the site situated on agricultural land?	No	
Q. Is the site within an existing settlement?	No	The site is outside the settlement boundary as shown in the LDP. It is included in the category of Hamlets and Rural area in the sustainable settlement hierarchy.
Q. Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is in close proximity to the settlement of Welsh St Donats. Bus stop < 200m - Desirable Church > 500m - less than the max preferred Shops and other facilities - > 800m



<b>Environmental</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. If the site is located within or adjacent to a European, National, Regional or local ecological designation what is the potential impact on the designation?	Yes	SINC 16-7-G1 Potential to impact on Purple Moor Grass & Rush Pasture subject to location within proposed allocation.
Q. If the site incorporates a Listed Building or is located adjacent to Listed buildings what is the potential impact?	No	No listed buildings
Q. If the site is located within or adjacent to a Registered Historic Park and Garden or Historic Landscape what is the potential impact?	No	No designations of relevance
Q. If the site is located within or adjacent to a Conservation Area what is the potential impact?	No	Not within or adjacent to a Conservation Area
Q. If there any other important features associated with the site, e.g. boundary walls or trees etc what is the potential impact on these features?	Yes	Land is wooded with significant cleared areas.
<b>Physical Constraints</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site prone to flood risk (Zones A,B,C, C1,C2)	No	
Q. Is there appropriate Vehicular Access to main highway?	Yes	Good access from the existing highway network.
Q Are there potential benefits to local community associated with the development?	None identified	

**Site Appraisal Summary**

**SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL**

<b>Assessment Criteria</b>	<b>Effect</b>
Development at the site will have a positive impact on sustainability	<b>++</b>
Development at the site will have a some positive impact on sustainability	<b>+</b>
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	<b>0</b>
Development will have both positive and negative impacts upon sustainability.	<b>+/-</b>
Development at the site will have a slight negative impact on the sustainability.	<b>-</b>
Development at the site will have a very negative impact on sustainability	<b>--</b>
The impact of an issue cannot be predicted at this stage	<b>?</b>

<b>Sustainability Objective</b>	<b>Appraisal to assess whether or not:</b>	<b>Please provide further details</b>	<b>Effect</b>
<b>1. To provide the opportunity for people to meet their housing needs</b>	The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).	<b>The site has the potential to deliver provision for Gypsies and Travellers that is currently missing in the Local Authority area</b>	<b>++</b>
	Whole or part of the site has been promoted for affordable housing.	<b>The site would be meet the need to provide adequate space for Gypsies and Travellers based on the needs assessment that has been undertaken.</b>	<b>+</b>
	The site is located in an area of housing need as identified in the Housing Market Assessment Study		<b>+</b>
<b>2. To maintain, promote and enhance the range of local facilities</b>	The site is promoted for community, leisure and recreational facilities.	<b>The site is not promoted for community, leisure and recreational facilities.</b>	<b>0</b>

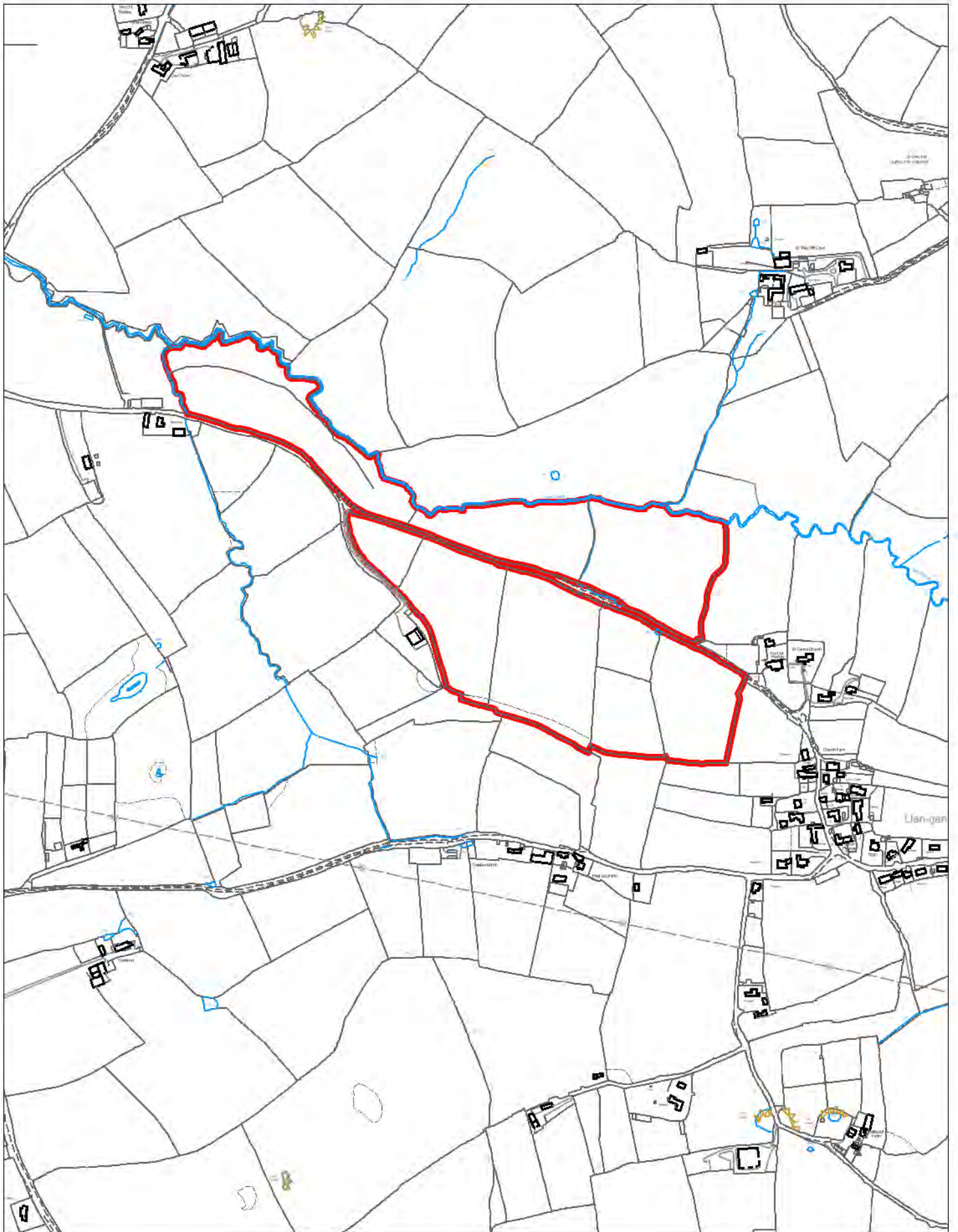
	The proposal would not lead to a loss of a community facility.	<b>There are no community facilities on the site</b>	
	The site has the potential to provide community facilities.	<b>A community facility could be provided subject to demand and local requirements</b>	+
<b>3. To maintain and improve access for all</b>	Existing services and facilities are easily accessible from the site by walking, cycling and public transport.	<b>There is a bus stop adjacent to the site from which Cowbridge can be reached.</b>	-
<b>4. Reduce the causes of deprivation</b>	The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.	<b>The site is not in an area of deprivation as defined by the WIMD.</b>	+
<b>5. To maintain, protect and enhance community spirit</b>	The site would not lead to a coalescence of settlements	<b>The site is close to separate from existing settlements and within the forest setting.</b>	+
	The site would not result in a loss in recreational land or a community facility	<b>The site does not comprise recreation land or a community facility.</b>	+
<b>6. To minimise the causes and manage the effects of climate change</b>	The site would not increase the need to travel and or increase travel distances	<b>Formal provision is not currently made for a Gypsy and Traveller site so there would be no increase in the need to travel.</b>	+
	The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources	<b>Not in flood zone</b>	++
	The site is capable of incorporating renewable energy sources or energy conservation measures	<b>Development of the site would need to have due regard to the potential for using renewable energy sources and energy conservation measures in line with Code for Sustainable Homes requirements.</b>	?
<b>7. To minimise waste</b>	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).	<b>The use of the site would need to conform to appropriate requirements in this respect.</b>	?
<b>8. To use land effectively and efficiently</b>	The site is a brownfield site and/or involves the beneficial re-use of existing buildings	<b>The site is not brownfield</b>	-
	The site is capable of accommodating high density development	<b>The site is not appropriate for high density development</b>	+

<b>9. To protect and enhance the built environment and natural environment</b>	The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest	<b>It would have no impact on these areas or interests.</b>	
	The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.	<b>Through retention of trees around the site the proposed use could have a neutral impact on these elements.</b>	<b>0</b>
<b>10. To provide a high quality environment within all new developments</b>	The development has the potential to support high quality public realm.	<b>The proposed use would not incorporate areas of public realm.</b>	<b>0</b>
<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, Listed Buildings, Conservation Area).	<b>The site is not located in one of these areas.</b>	<b>0</b>
<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	The site is well served by a public transport and accessible by walking and cycling.	<b>There are bus stops adjacent to and close to the site.</b>	<b>+</b>
	Services and facilities are easily accessible by a range of transport modes including walking and cycling.	<b>Local bus stops provide access to Cowbridge and Bridgend where a range of services and facilities are available.</b>	<b>-</b>
<b>13. To provide for a diverse and wide range of local job opportunities</b>	The proposal is for new employment development.	<b>The proposed use does not include employment</b>	<b>0</b>
	The site would not result in a loss of employment land that has been identified as having a continued economic role.	<b>Currently the site does not perform an economic role and it has not been identified as a site for employment.</b>	<b>0</b>
<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	The site is located either within the either a centre, edge of centre or an out of town location.		<b>0</b>
<b>15. To promote appropriate tourism</b>	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	<b>The proposal would not result in the loss of a tourism facility.</b>	<b>0</b>



## Sustainability Appraisal Summary

**++: 2 (4%)**  
**+ : 11 (46%)**  
**0 : 8 (38%)**  
**+/- : 0 (0%)**  
**- : 3 (12%)**  
**-- : 0 (0%)**  
**? : 2 (8%)**



Site ID: 22

Land north west of Llangan

## NEW OR ALTERNATIVE SITE APPRAISAL FORM

<b>SITE LOCATION / ADDRESS:</b>	Land north west of Llangan
<b>AREA (ha):</b>	19.26 ha Please remember to include a site location plan
<b>CURRENT USE:</b>	Agriculture
<b>PROPOSED USE:</b>	Gypsy and Traveller Site

### SITE ASSESSMENT STAGE 1

Please state how the site is compatible with the LDP strategy and will assist in meeting the LDP objectives:

### SITE ASSESSMENT STAGE 2

Site Status, Location and Accessibility	Yes/No	Please provide further details
Q. Is the site classified as Greenfield or Brownfield? (in accordance with PPW definition)	Yes	Greenfield
Q. Is the site situated on agricultural land?	Yes	Pastoral
Q. Is the site within an existing settlement?	No	The site is immediately adjacent to the settlement of Llangan.
Q. Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is in close proximity to the settlement of Troes which has been identified within the Vale of Glamorgan Council's sustainable settlement hierarchy as a Minor Rural Settlement. Bus stop < 400m - accessible Church >100m - less than the max preferred Shops and other facilities - < 400m Troes

<b>Environmental</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. If the site is located within or adjacent to a European, National, Regional or local ecological designation what is the potential impact on the designation?	Yes	SINC
Q. If the site incorporates a Listed Building or is located adjacent to Listed buildings what is the potential impact?	No	No listed buildings
Q. If the site is located within or adjacent to a Registered Historic Park and Garden or Historic Landscape what is the potential impact?	No	No designations of relevance
Q. If the site is located within or adjacent to a Conservation Area what is the potential impact?	No	Not within or adjacent to a Conservation Area
Q. If there any other important features associated with the site, e.g. boundary walls or trees etc what is the potential impact on these features?	Yes	The site is bordered by hedgerows and trees. These can be retained in the future use of the site.
<b>Physical Constraints</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site prone to flood risk (Zones A,B,C, C1,C2)	Yes in part	The site is largely unaffected by surface water flooding but the northern part of the site falls within zone C2.
Q. Is there appropriate Vehicular Access to main highway?	Yes	Good access from the existing highway network.
Q Are there potential benefits to local community associated with the development?	No	None specifically identified



**Site Appraisal Summary**

Please see accompanying report

**SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL**

Assessment Criteria	Effect
Development at the site will have a positive impact on sustainability	++
Development at the site will have a some positive impact on sustainability	+
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	0
Development will have both positive and negative impacts upon sustainability.	+/-
Development at the site will have a slight negative impact on the sustainability.	-
Development at the site will have a very negative impact on sustainability	--
The impact of an issue cannot be predicted at this stage	?

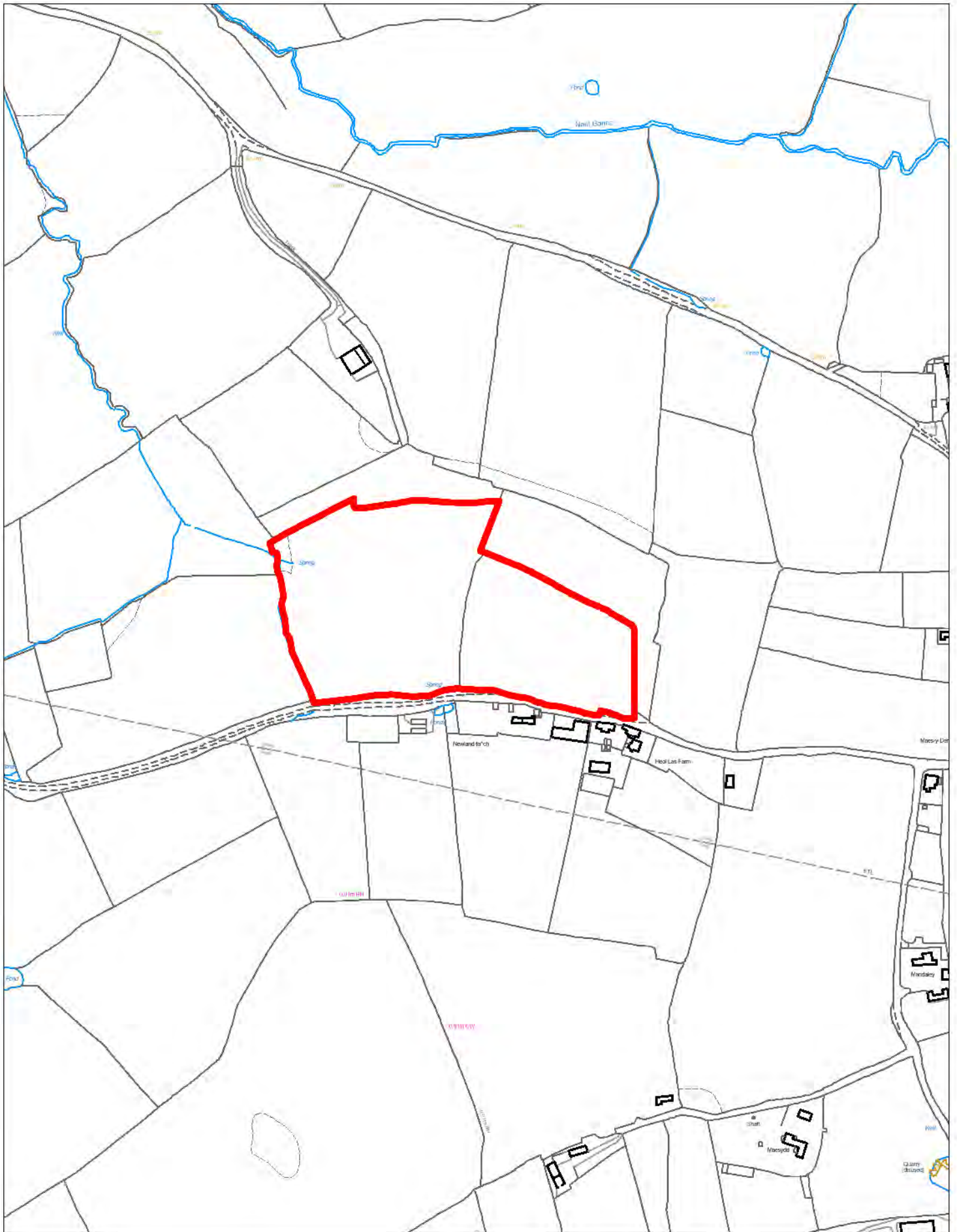
Sustainability Objective	Appraisal to assess whether or not:	Please provide further details	Effect
<b>1. To provide the opportunity for people to meet their housing needs</b>	The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).	<b>The site has the potential to deliver provision for Gypsies and Travellers that is currently missing in the Local Authority area</b>	++
	Whole or part of the site has been promoted for affordable housing.	<b>The site would be meet the need to provide adequate space for Gypsies and Travellers based on the needs assessment that has been undertaken.</b>	+
	The site is located in an area of housing need as identified in the Housing Market Assessment Study		+
<b>2. To maintain, promote and enhance the range of local facilities</b>	The site is promoted for community, leisure and recreational facilities.	<b>The site is not promoted for community, leisure and recreational facilities.</b>	0

	The proposal would not lead to a loss of a community facility.	<b>There are no community facilities on the site</b>	<b>+</b>
	The site has the potential to provide community facilities.	<b>A community facility could be provided subject to demand and local requirements</b>	<b>+</b>
<b>3. To maintain and improve access for all</b>	Existing services and facilities are easily accessible from the site by walking, cycling and public transport.	<b>There is a bus stop in Llangan and community facilities and a primary schools area available within a 10 minute walk.</b>	<b>0</b>
<b>4. Reduce the causes of deprivation</b>	The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.	<b>The site is not in an area of deprivation as defined by the WIMD.</b>	<b>+</b>
<b>5. To maintain, protect and enhance community spirit</b>	The site would not lead to a coalescence of settlements	<b>The site is close to Llangan which is separate from surrounding settlements and the development of the site would not lead to coalescence.</b>	<b>+</b>
	The site would not result in a loss in recreational land or a community facility	<b>The site does not comprise recreation land or a community facility.</b>	<b>+</b>
<b>6. To minimise the causes and manage the effects of climate change</b>	The site would not increase the need to travel and or increase travel distances	<b>Formal provision is not currently made for a Gypsy and Traveller site so there would be no increase in the need to travel. The site is located close to the established settlement of Llangan</b>	<b>+</b>
	The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources	<b>The site is largely unaffected by surface water flooding but there is a band of surface water flooding located to the north of the site. This could be addressed in the layout of the site and through mitigation measures. The required drainage scheme would ensure that the development does no have a negative effect on the quality of water resources.</b>	<b>+</b>
	The site is capable of incorporating renewable energy sources or energy conservation measures	<b>Development of the site would need to have due regard to the potential for using</b>	<b>?</b>

		renewable energy sources and energy conservation measures in line with Code for Sustainable Homes requirements.	
<b>7. To minimise waste</b>	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).	<b>The use of the site would need to conform to appropriate requirements in this respect.</b>	?
<b>8. To use land effectively and efficiently</b>	The site is a brownfield site and/or involves the beneficial re-use of existing buildings	<b>The site is not brownfield</b>	-
	The site is capable of accommodating high density development	<b>The site is not appropriate for high density development but is suitable for the density of the proposed use</b>	+
<b>9. To protect and enhance the built environment and natural environment</b>	The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest	<b>It would have no impact on these areas or interests.</b>	0
	The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.	<b>Through retention of trees around the site the proposed use could have a neutral impact on these elements. Use would impact on SINC designations.</b>	+/-
<b>10. To provide a high quality environment within all new developments</b>	The development has the potential to support high quality public realm.	<b>The proposed use would not incorporate areas of public realm.</b>	0
<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, Listed Buildings, Conservation Area).	<b>The site is not located in one of these areas.</b>	0
<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	The site is well served by a public transport and accessible by walking and cycling.	<b>There are bus stops in Llangan within a 5 minute walk from the site, cycleways and footways.</b>	+
	Services and facilities are easily accessible by a range of transport modes including walking and cycling.	<b>The proposed use does not include employment</b>	0
<b>13. To provide for a diverse and wide range of local job opportunities</b>	The proposal is for new employment development.	<b>Currently the site does not perform an economic role and it has not been identified as a site for employment.</b>	0

	The site would not result in a loss of employment land that has been identified as having a continued economic role.	<b>The site is outside the defined settlement boundary but is close to the Minor Rural Settlement of Troes</b>	
<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	The site is located either within the either a centre, edge of centre or an out of town location.	<b>The site is outside the defined settlement boundary but is close to the Minor Rural Settlement of Troes</b>	<b>0</b>
<b>15. To promote appropriate tourism</b>	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	<b>The proposal would not result in the loss of a tourism facility.</b>	<b>0</b>
<p><b>Sustainability Appraisal Summary</b></p> <p> <b>++: 1 (4%)</b>  <b>+ : 12 (46%)</b>  <b>0 : 9 (35%)</b>  <b>+/- : 1 (4%)</b>  <b>- : 1 (4%)</b>  <b>-- : 0 (0%)</b>  <b>? : 2 (8%)</b> </p>			





Site ID: 23

Land west of Llangan

## NEW OR ALTERNATIVE SITE APPRAISAL FORM

<b>SITE LOCATION / ADDRESS:</b>	Land west of Llangan
<b>AREA (ha):</b>	4.33 ha Please remember to include a site location plan
<b>CURRENT USE:</b>	Agriculture
<b>PROPOSED USE:</b>	Gypsy and Traveller Site

### SITE ASSESSMENT STAGE 1

Please state how the site is compatible with the LDP strategy and will assist in meeting the LDP objectives:

### SITE ASSESSMENT STAGE 2

Site Status, Location and Accessibility	Yes/No	Please provide further details
Q. Is the site classified as Greenfield or Brownfield? (in accordance with PPW definition)	Yes	Greenfield
Q. Is the site situated on agricultural land?	Yes	Pastoral
Q. Is the site within an existing settlement?	No	The site is close to the settlement of Llangan.
Q. Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is in close proximity to the settlement of Llangan which has been identified within the Vale of Glamorgan Council's sustainable settlement hierarchy as Hamlet and Rural area.

<b>Environmental</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. If the site is located within or adjacent to a European, National, Regional or local ecological designation what is the potential impact on the designation?	No	None
Q. If the site incorporates a Listed Building or is located adjacent to Listed buildings what is the potential impact?	No	No listed buildings
Q. If the site is located within or adjacent to a Registered Historic Park and Garden or Historic Landscape what is the potential impact?	No	No designations of relevance
Q. If the site is located within or adjacent to a Conservation Area what is the potential impact?	No	Not within or adjacent to a Conservation Area
Q. If there any other important features associated with the site, e.g. boundary walls or trees etc what is the potential impact on these features?	Yes	The site is bordered by hedgerows and trees. These can be retained in the future use of the site.
<b>Physical Constraints</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site prone to flood risk (Zones A,B,C, C1,C2)	Yes in part	The site is unaffected flooding.
Q. Is there appropriate Vehicular Access to main highway?	Yes	Good access from the existing highway network.
Q Are there potential benefits to local community associated with the development?	No	None specifically identified

**Site Appraisal Summary**

**SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL**

<b>Assessment Criteria</b>	<b>Effect</b>
Development at the site will have a positive impact on sustainability	<b>++</b>
Development at the site will have a some positive impact on sustainability	<b>+</b>
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	<b>0</b>
Development will have both positive and negative impacts upon sustainability.	<b>+/-</b>
Development at the site will have a slight negative impact on the sustainability.	<b>-</b>
Development at the site will have a very negative impact on sustainability	<b>--</b>
The impact of an issue cannot be predicted at this stage	<b>?</b>

<b>Sustainability Objective</b>	<b>Appraisal to assess whether or not:</b>	<b>Please provide further details</b>	<b>Effect</b>
<b>1. To provide the opportunity for people to meet their housing needs</b>	The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).	<b>The site has the potential to deliver provision for Gypsies and Travellers that is currently missing in the Local Authority area</b>	<b>++</b>
	Whole or part of the site has been promoted for affordable housing.	<b>The site would be meet the need to provide adequate space for Gypsies and Travellers based on the needs assessment that has been undertaken.</b>	<b>+</b>
	The site is located in an area of housing need as identified in the Housing Market Assessment Study		<b>+</b>
<b>2. To maintain, promote and enhance the range of local facilities</b>	The site is promoted for community, leisure and recreational facilities.	<b>The site is not promoted for community, leisure and recreational facilities.</b>	<b>0</b>

	The proposal would not lead to a loss of a community facility.	<b>There are no community facilities on the site</b>	<b>+</b>
	The site has the potential to provide community facilities.	<b>A community facility could be provided subject to demand and local requirements</b>	<b>+</b>
<b>3. To maintain and improve access for all</b>	Existing services and facilities are easily accessible from the site by walking, cycling and public transport.	<b>There is a bus stop in Llangan and community facilities and a primary schools area available within a 10 minute walk.</b>	<b>0</b>
<b>4. Reduce the causes of deprivation</b>	The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.	<b>The site is not in an area of deprivation as defined by the WIMD.</b>	<b>+</b>
<b>5. To maintain, protect and enhance community spirit</b>	The site would not lead to a coalescence of settlements	<b>The site is close to Llangan which is separate from surrounding settlements and the development of the site would not lead to coalescence.</b>	<b>+</b>
	The site would not result in a loss in recreational land or a community facility	<b>The site does not comprise recreation land or a community facility.</b>	<b>+</b>
<b>6. To minimise the causes and manage the effects of climate change</b>	The site would not increase the need to travel and or increase travel distances	<b>Formal provision is not currently made for a Gypsy and Traveller site so there would be no increase in the need to travel. The site is located close to the established settlement of Llangan</b>	<b>+</b>
	The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources		<b>++</b>
	The site is capable of incorporating renewable energy sources or energy conservation measures	<b>Development of the site would need to have due regard to the potential for using renewable energy sources and energy conservation measures in line with Code for Sustainable Homes requirements.</b>	<b>?</b>
<b>7. To minimise waste</b>	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).	<b>The use of the site would need to conform to appropriate requirements in this respect.</b>	<b>?</b>



<b>8. To use land effectively and efficiently</b>	The site is a brownfield site and/or involves the beneficial re-use of existing buildings	<b>The site is not brownfield</b>	-
	The site is capable of accommodating high density development	<b>The site is not appropriate for high density development but is suitable for the density of the proposed use</b>	+
<b>9. To protect and enhance the built environment and natural environment</b>	The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest	<b>It would have no impact on these areas or interests.</b>	0
	The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.	<b>Through retention of trees around the site the proposed use could have a neutral impact on these elements.</b>	+
<b>10. To provide a high quality environment within all new developments</b>	The development has the potential to support high quality public realm.	<b>The proposed use would not incorporate areas of public realm.</b>	0
<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, Listed Buildings, Conservation Area.	<b>The site is not located in one of these areas.</b>	0
<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	The site is well served by a public transport and accessible by walking and cycling.	<b>There are bus stops in Llangan within a 5 minute walk from the site, cycleways and footways.</b>	+
	Services and facilities are easily accessible by a range of transport modes including walking and cycling.	<b>Local bus stops provide access to Cowbridge and Bridgend where a range of services and facilities are available. Llangan primary school and local community facilities are available within walking distance.</b>	+
<b>13. To provide for a diverse and wide range of local job opportunities</b>	The proposal is for new employment development.	<b>The proposed use does not include employment</b>	0
	The site would not result in a loss of employment land that has been identified as having a continued economic role.	<b>Currently the site does not perform an economic role and it has not been identified as a site for employment.</b>	0

<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	The site is located either within the either a centre, edge of centre or an out of town location.	<b>The site is outside the defined settlement boundary but is reasonably close to the Minor Rural Settlement of Troes</b>	<b>0</b>
<b>15. To promote appropriate tourism</b>	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	<b>The proposal would not result in the loss of a tourism facility.</b>	<b>0</b>

**Sustainability Appraisal Summary**

++: 2 (8%)  
 + : 12 (46%)  
 0 : 9 (35%)  
 +/- : 0 (0%)  
 - : 1 (4%)  
 -- : 0 (0%)  
 ? : 2 (8%)

## NEW OR ALTERNATIVE SITE APPRAISAL FORM

<b>SITE LOCATION / ADDRESS:</b>	Land north of Eglwys Brewis Road with the St Athan Aerospace Business Park.
<b>AREA (ha):</b>	Approx 9 Ha. <span style="float: right;">Please remember to include a site location plan</span>
<b>CURRENT USE:</b>	Unused
<b>PROPOSED USE:</b>	Residential Development.

### SITE ASSESSMENT STAGE 1

Please state how the site is compatible with the LDP strategy and will assist in meeting the LDP objectives:

- Significant contribution towards land for housing development.
- The development of St Athan as a key development opportunity
- Contributes to the following policies SP1, SP2, SP3, SP4, SP7, SP11

### SITE ASSESSMENT STAGE 2

Site Status, Location and Accessibility	Yes/No	Please provide further details
Q. Is the site classified as Greenfield or Brownfield? (in accordance with PPW definition)	BROWNFIELD	The site is within the St Athan Aerospace Business Park but is not shown as being developed.
Q. Is the site situated on agricultural land?	No	
Q. Is the site within an existing settlement?	YES	Eglwys Brewis.
Q. Is the site easily accessible to local services and facilities by public transport, walking and cycling?	YES	Public transport go along Eglwys Brewis Road
Environmental	Yes/No	Please provide further details
Q. If the site is located within or		

adjacent to a European, National, Regional or local ecological designation what is the potential impact on the designation?	No	
Q. If the site incorporates a Listed Building or is located adjacent to Listed buildings what is the potential impact?	No listed buildings	
Q. If the site is located within or adjacent to a Registered Historic Park and Garden or Historic Landscape what is the potential impact?	not located adjacent to a Registered Historic park etc	No impact
Q. If the site is located within or adjacent to a Conservation Area what is the potential impact?	not located within or adjacent to Conservation area	No impact
Q. If there any other important features associated with the site, e.g. boundary walls or trees etc what is the potential impact on these features?	No significant features	No impact.
<b>Physical Constraints</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site prone to flood risk (Zones A,B,C, C1,C2)	No	The stream adjacent to the site flows to the Thaw ie (to the east) Any surface water going into the stream therefore would NOT have an impact on Boverton.
Q. Is there appropriate Vehicular Access to main highway?	YES	Adjacent to Eglwys Brewis Rd.
Q Are there potential benefits to local community associated with the development?	YES	The site is adjacent to the main generator of employment and is not located on Greenfield land.
<b>Site Appraisal Summary</b>		
The proposed site satisfies a number of the LDP strategic policies. It is adjacent to the main job creator and is located on a Brownfield site. It will not have on the flooding problems along the Eglwys Brewis Rd at Boverton. People living there could walk or cycle to work within the Aerospace Business Park.		



**SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL**

Assessment Criteria	Effect
Development at the site will have a positive impact on sustainability	++
Development at the site will have a some positive impact on sustainability	+
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	0
Development will have both positive and negative impacts upon sustainability.	+/-
Development at the site will have a slight negative impact on the sustainability.	-
Development at the site will have a very negative impact on sustainability	--
The impact of an issue cannot be predicted at this stage	?

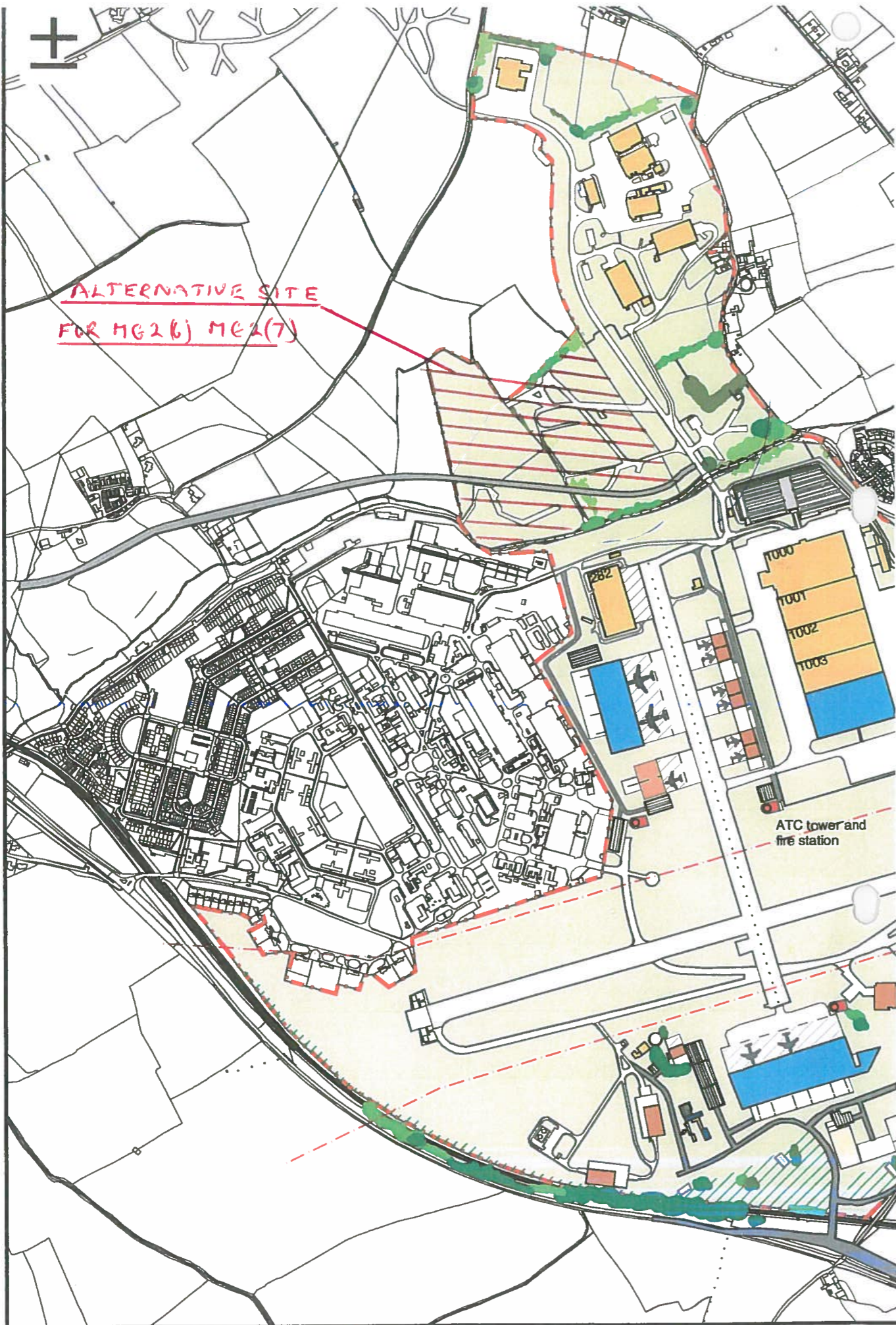
Sustainability Objective	Appraisal to assess whether or not:	Please provide further details	Effect
<b>1. To provide the opportunity for people to meet their housing needs</b>	The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).	Yes the site could deliver a mix of housing tenures including affordable housing	++
	Whole or part of the site has been promoted for affordable housing.	Part would be affordable housing	+
	The site is located in an area of housing need as identified in the Housing Market Assessment Study	Yes sk Athan	++
<b>2. To maintain, promote and enhance the range of local facilities</b>	The site is promoted for community, leisure and recreational facilities.	No	
	The proposal would not lead to a loss of a community facility.	Agreed	
	The site has the potential to provide community facilities.	Community facilities could be provided with the site	
<b>3. To maintain and improve access for all</b>	Existing services and facilities are easily accessible from the site by walking, cycling and public transport.	Yes The site is adjacent to an existing road, Egloys Bwys Road.	+



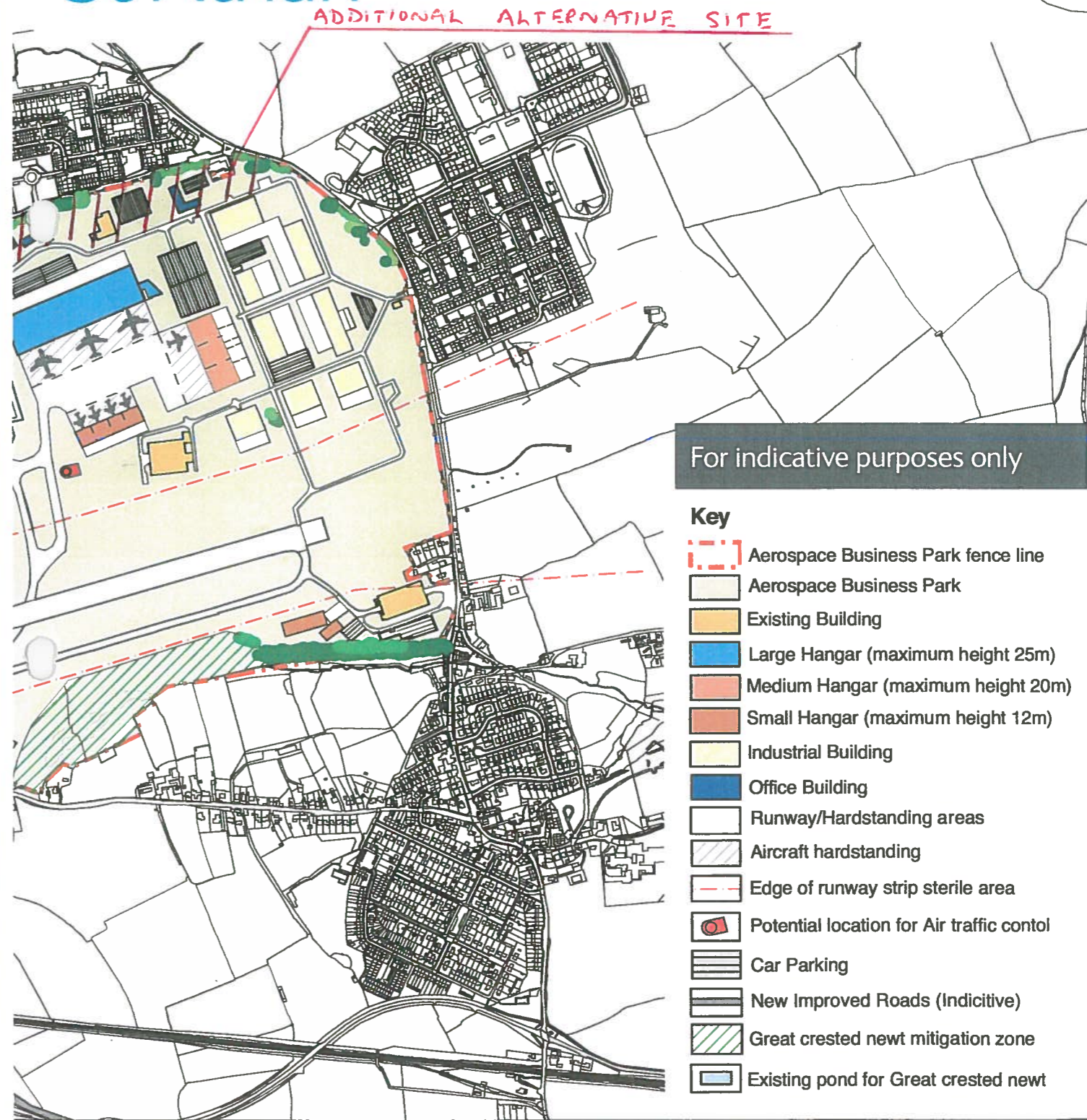
<b>4. Reduce the causes of deprivation</b>	The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.	The site would lead to improved access to employment. Access would not require a car or local transport	+ +
<b>5. To maintain, protect and enhance community spirit</b>	The site would not lead to a coalescence of settlements	Agreed	
	The site would not result in a loss in recreational land or a community facility	Agreed	
<b>6. To minimise the causes and manage the effects of climate change</b>	The site would not increase the need to travel and or increase travel distances	Significant benefit as people could walk or cycle to work.	+ +
	The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources	The site is not within an area prone to flooding. Adjacent watercourse flows east alleviating to impact on Broughton	+ +
	The site is capable of incorporating renewable energy sources or energy conservation measures	Yes	+ +
<b>7. To minimise waste</b>	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).	No reason why not within the development proposal	+
<b>8. To use land effectively and efficiently</b>	The site is a brownfield site and/or involves the beneficial re-use of existing buildings	It is a brownfield site but no buildings exist	+ +
	The site is capable of accommodating high density development	The site could accommodate high density development.	+
<b>9. To protect and enhance the built environment and natural environment</b>	The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest	N. applicable	
	The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.	The site if developed would improve the local environment.	+
<b>10. To provide a high quality environment within all new developments</b>	The development has the potential to support high quality public realm.	I do not think that it would be necessary to include high quality public realm	

<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, Listed Buildings, Conservation Area).	Agreed	
<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	The site is well served by a public transport and accessible by walking and cycling.	Agreed - People living at the site would be able to walk or cycle to work at Aerospace B.P.	+
	Services and facilities are easily accessible by a range of transport modes including walking and cycling.	Yes	+
<b>13. To provide for a diverse and wide range of local job opportunities</b>	The proposal is for new employment development.	No. The site is for a residential development adjacent to major employment opportunity	
	The site would not result in a loss of employment land that has been identified as having a continued economic role.	The site is on the edge of the St Athan Aerospace Business park which is not shown as being developed	+
<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	The site is located either within the either a centre, edge of centre or an out of town location.	Not located within one of the Vale's towns	
<b>15. To promote appropriate tourism</b>	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	Not a tourism facility	
<p><b>Sustainability Appraisal Summary</b> The site provides significant sustainability benefits. It is a brown field site with no designated development. It is adjacent to a significant employment site and would enable residents to walk or cycle to work. <del>It</del> Surface water generated from the site would flow east and therefore not have a negative impact on existing flooding areas along Eglwys Brewis Road and Brenton. The site is adjacent to an existing transport route.</p>			





# Aerospace Business Park St Athan





**NEW OR ALTERNATIVE SITE APPRAISAL FORM**

<b>SITE LOCATION / ADDRESS:</b>	ABERTHIN ROAD (A4222) COWBRIDGE
<b>AREA (ha):</b>	SEE CANDIDATE SITES - ORIGINAL LDP 2394/CSI & 2716/CSI Please remember to include a site location plan
<b>CURRENT USE:</b>	Agriculture
<b>PROPOSED USE:</b>	Housing

**SITE ASSESSMENT STAGE 1**

Please state how the site is compatible with the LDP strategy and will assist in meeting the LDP objectives:

Two sites previously Candidate Sites REF ~~2394~~ 2394/CSI and 2716/CSI (This refers to the original LDP) Total size is just over 4 Ha

**SITE ASSESSMENT STAGE 2**

Site Status, Location and Accessibility	Yes/No	Please provide further details
Q. Is the site classified as Greenfield or Brownfield? (in accordance with PPW definition)	yes	
Q. Is the site situated on agricultural land?	yes	
Q. Is the site within an existing settlement?	No	
Q. Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	
Environmental	Yes/No	Please provide further details
Q. If the site is located within or		

adjacent to a European, National, Regional or local ecological designation what is the potential impact on the designation?	No	
Q. If the site incorporates a Listed Building or is located adjacent to Listed buildings what is the potential impact?	No	
Q. If the site is located within or adjacent to a Registered Historic Park and Garden or Historic Landscape what is the potential impact?	No	
Q. If the site is located within or adjacent to a Conservation Area what is the potential impact?	yes	adjacent to Aberthin Conservation Area
Q. If there any other important features associated with the site, e.g. boundary walls or trees etc what is the potential impact on these features?		Not aware of any
<b>Physical Constraints</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site prone to flood risk (Zones A,B,C, C1,C2)		Sloping sites - not an obvious flood risk
Q. Is there appropriate Vehicular Access to main highway?		Adjacent to A4222
Q Are there potential benefits to local community associated with the development?		Sites closer to Cowbridge than sites in Aberthin and Ystradowen
<b>Site Appraisal Summary</b>		



	To provide the opportunity for people to meet their housing needs	To maintain, promote and enhance the range of local facilities	To maintain and improve access for all	Reduce the causes of deprivation	To maintain, protect and enhance community spirit	To minimise the causes and effects of climate change	To minimise waste	To use the land effectively and efficiently	To protect and enhance the built environment and the natural environment	To provide a high quality environment within all new developments	To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and	To reduce the need to travel and enable the use of more sustainable modes of transport	To provide for a diverse and wide range of local job opportunities	To maintain and enhance the viability of the Vale's town, district and local centres	To promote appropriate tourism
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2575/CS1(MG2 [36]) Land adjoining Court Close, Aberthin as in 2012 LDP	+	+	+	0	0	0	-	-	0	+	0	0	0	0	0
2575/CS1(MG2 [36]) Land adjoining Court Close, Aberthin REVISED	-	0	-	0	0	-	-	-	-	+	-	-	0	-	-
Comments on Revision to 2575/CS1(MG2 [36])	'Affordable housing' not in keeping with neighbouring development	Not applicable to this site	Existing services and facilities are not easily accessible due to traffic dangers along Welsh St. Donats Lane and the junction with A4222			Increased risk of potential flooding at bottom of Welsh St. Donats Lane due to loss of natural soakaway		Site not brownfield, does not re-use existing buildings and not suitable for high density development	Site is an unacceptable intrusion into the open countryside, and damaging the setting of The Great House and the Aberthin Conservation Area.		Site located adjacent to Aberthin Conservation Area and Great House	Site not well served by public transport, nor are the nearest services and facilities (Cowbridge) easily accessible by walking or cycling		Site does not maintain or enhance Vale's town, district and local centres	Site would have a detrimental effect on the views from Stalling Downs, including the 'Round Cowbridge' tourist footpath
2394/CS1 & 2716/CS.1 Land adjacent to Aberthin Road, Cowbridge	++	0	+	0	0	0	0	+	0	+	0	+	0	+	0
Comments on advantages of 2394/CS1 & 2716/CS.1 vs. 2575/CS1(MG2 [36])	Potential to deliver mixed housing		Site adjacent to school, within convenient walking distance to Cowbridge without crossing main road, and much easier vehicular access			None known		Not brownfield, but would be suitable for 'affordable housing'	Far less impact on views of open countryside compared to 2575/CS1, and does not have any impact on Aberthin Conservation Area or Great House		Site not located adjacent to a Conservation Area or Listed Building	Site no better served by public transport, but much more suited to walking and cycling		Site is located adjacent to school and on edge of Cowbridge Town	Site would not result in the loss of a tourism facility

**NEW OR ALTERNATIVE SITE APPRAISAL FORM**

<b>SITE LOCATION / ADDRESS:</b>	A4222 A Benthin Road Cowbridge	
<b>AREA (ha):</b>	Approx 3Ha	Please remember to include a site location plan
<b>CURRENT USE:</b>	Agriculture	
<b>PROPOSED USE:</b>	Housing	

**SITE ASSESSMENT STAGE 1**

Please state how the site is compatible with the LDP strategy and will assist in meeting the LDP objectives:

Two sites submitted as candidate sites at the time of the original LDP. Ref 2394/CS1 and 2716/CS1. The land borders the A4222 and is immediately adjacent to the Comprehensive School.

**SITE ASSESSMENT STAGE 2**

<b>Site Status, Location and Accessibility</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site classified as Greenfield or Brownfield? (in accordance with PPW definition)	YES	
Q. Is the site situated on agricultural land?	YES	
Q. Is the site within an existing settlement?	No	
Q. Is the site easily accessible to local services and facilities by public transport, walking and cycling?	YES	
<b>Environmental</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. If the site is located within or		

adjacent to a European, National, Regional or local ecological designation what is the potential impact on the designation?	No	
Q. If the site incorporates a Listed Building or is located adjacent to Listed buildings what is the potential impact?	No	
Q. If the site is located within or adjacent to a Registered Historic Park and Garden or Historic Landscape what is the potential impact?	No	
Q. If the site is located within or adjacent to a Conservation Area what is the potential impact?	Yes	Close to the Abertini conservation area.
Q. If there any other important features associated with the site, e.g. boundary walls or trees etc what is the potential impact on these features?	No	
<b>Physical Constraints</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site prone to flood risk (Zones A,B,C, C1,C2)		The sites slope away from the boundary with A422 and are not an obvious flood risk
Q. Is there appropriate Vehicular Access to main highway?		Adjacent to Abertini Rd (A4222)
Q Are there potential benefits to local community associated with the development?		Meets criteria on distance to shops etc and facilities in Cowbridge Town
<b>Site Appraisal Summary</b>		
Appears to be suitable for mixed density housing and location near to school and Cowbridge Town makes serious consideration worth-while.		



	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	To provide the opportunity for people to meet their housing needs	To maintain, promote and enhance the range of local facilities	To maintain and improve access for all	Reduce the causes of deprivation	To maintain, protect and enhance community spirit	To minimise the causes and effects of climate change	To minimise waste	To use the land effectively and efficiently	To protect and enhance the built environment and natural environment	To provide a high quality environment within all new developments	To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and	To reduce the need to travel and enable the use of more sustainable modes of transport	To provide for a diverse and wide range of local job opportunities	To maintain and enhance the viability of the Vale's town, district and local centres	To promote appropriate tourism
2575/CS1(MG2 [36]) Land adjoining Court Close, Aberthin as in 2012 LDP	+	+	+	0	0	0	-	-	0	+	0	0	0	0	0
2575/CS1(MG2 [36]) Land adjoining Court Close, Aberthin REVISED	-	0	-	0	0	-	-	-	-	+	-	-	0	-	-
Comments on Revision to 2575/CS1(MG2 [36])	'Affordable housing' not in keeping with neighbouring development	Not applicable to this site	Existing services and facilities are not easily accessible due to traffic dangers along Welsh St. Donats Lane and the junction with A4222			Increased risk of potential flooding at bottom of Welsh St. Donats Lane due to loss of natural soakaway		Site not brownfield, does not re-use existing buildings and not suitable for high density development	Site is an unacceptable intrusion into the open countryside, and damaging the setting of The Great House and the Aberthin Conservation Area.		Site located adjacent to Aberthin Conservation Area and Great House	Site not well served by public transport, nor are the nearest services and facilities (Cowbridge) easily accessible by walking or cycling		Site does not maintain or enhance Vale's town, district and local centres	Site would have a detrimental effect on the views from Stalling Downs, including the 'Round Cowbridge' tourist footpath
2394/CS1 & 2716/CS.1 Land adjacent to Aberthin Road, Cowbridge	++	0	+	0	0	0	0	+	0	+	0	+	0	+	0
Comments on advantages of 2394/CS1 & 2716/CS.1 vs. 2575/CS1(MG2 [36])	Potential to deliver mixed housing		Site adjacent to school, within convenient walking distance to Cowbridge without crossing main road, and much easier vehicular access			None known		Not brownfield, but would be suitable for 'affordable housing'	Far less impact on views of open countryside compared to 2575/CS1, and does not have any impact on Aberthin Conservation Area or Great House		Site not located adjacent to a Conservation Area or Listed Building	Site no better served by public transport, but much more suited to walking and cycling		Site is located adjacent to school and on edge of Cowbridge Town	Site would not result in the loss of a tourism facility



## NEW OR ALTERNATIVE SITE APPRAISAL FORM

<b>SITE ADDRESS:</b>	LAND BETWEEN DINAS POWIS AND PENARTH
<b>AREA (ha):</b>	9.0ha
<b>CURRENT LAND USE</b>	AGRICULTURE
<b>PROPOSED USE</b>	ECONOMIC DEVELOPMENT CORRIDOR

### SITE ASSESSMENT STAGE 1

**Please state how the site is compatible with the LDP strategy and assist in meeting the LDP objectives:**

The designation of an economic development corridor between Penarth and Dinas Powis, including the objection site, will satisfy the LDP economic development, housing and environmental objectives (in particular, LDP Objectives 1, 3, 5, 7, 8 and 10). The site itself is accessed from the Sully Road and forms a logical extension to Penarth's urban area. Along with other land, it should be designated to form a very important mixed use economic development corridor, which will be required towards the end of the Plan period. The LDP needs to build-in a higher degree of flexibility in order that this 'corridor' may be developed as the need arises. An appropriate mix of development uses within the 'corridor' would help to satisfy the council's economic, and housing needs. The land has previously been earmarked to accommodate the Barry Waterfront to Cardiff Link Road. The likely impetus to improve regional highway infrastructure over the next few years will once again mean that attention is focused on this land as the strategic location for an important transport thoroughfare. The visual qualities of the current Green Wedge can be maintained by careful siting and design, coupled with the continued use of portions of the site for agriculture purposes. Any future proposal will have full regard to site aspects, noise minimisation, ergonomics, energy conservation and extendibility. It is felt that this proposal will satisfy all other development control considerations, such as respecting and enhancing the local environment, be of a suitable design appropriate to the character of the area, and avoiding the loss of important features, which contribute to the quality the local environment. The foregoing can be achieved by strategically planning for any new transport corridor that may emerge during the Plan period.

### SITE ASSESSMENT STAGE 2

<b>Site Status, Location and Accessibility</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site classified as Greenfield or Brownfield? (in accordance with PPW definition)	YES	GREENFIELD
Q. Is the site situated on agricultural land?	YES	URBAN FRINGE
Q. Is the site within an existing settlement?	NO	SITE LIES ADJACENT TO EXISTING DEVELOPMENT AND A MAIN THOROUGHFARE (SULLY ROAD)

Q. Is the site easily accessible to local services and facilities by public transport, walking and cycling?	YES	THE SITE IS IDEALLY LOCATED BETWEEN THE SETTLEMENTS OF DINAS POWIS AND PENARTH AND ABUTS SULLY ROAD. LOCAL TRAIN SERVICE FACILITIES ARE ACCESSIBLE.
<b>Environmental</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. If the site is located within or adjacent to a European, National, Regional or local ecological designation what is the potential impact on the designation?	NO	THE SITE DOES NOT LIE WITHIN OR ADJACENT TO ANY ECOLOGICAL DESIGNATION AND THEREFORE THERE IS NO IMPACT
Q. If the site incorporates a Listed Building or is located adjacent to Listed buildings what is the potential impact?	NO	THE SITE DOES NOT INCORPORATE NOR IS IT ADJACENT TO ANY LISTED BUILDING AND THEREFORE THERE IS NO IMPACT
Q. If the site is located within or adjacent to a Registered Historic Park and Garden or Historic Landscape what is the potential impact?	NO	THE SITE DOES NOT LIE WITHIN OR ADJACENT TO ANY HISTORIC PARK, GARDEN OR LANDSCAPE AND THEREFORE THERE IS NO IMPACT
Q. If the site located within or adjacent to a Conservation Area what is the potential impact?	NO	THE SITE DOES NOT LIE WITHIN OR ADJACENT TO ANY CONSERVATION AREA AND THEREFORE THERE IS NO IMPACT
Q. If there any other important features associated with the site, e.g. boundary walls or trees etc what is the potential impact on these features?	YES	THERE ARE HEDGEROW TREES WITHIN THE SITE WHICH WOULD BE RETAINED WHERE APPROPRIATE. ARBORICULTURAL REPORTS WILL BE PREPARED AS AND WHEN THE NEED ARISES.
<b>Physical Constraints</b>	<b>Yes/No</b>	<b>Please provide further details</b>
Q. Is the site prone to flood risk (Zones A,B,C, C1,C2)	NO	THE SITE DOES NOT LIE WITHIN OR ADJACENT TO ANY FLOOD ZONE AND THEREFORE THERE IS NO FLOOD RISK
Q. Is there appropriate Vehicular Access to main highway	NO	THERE IS AN EXISTING AGRICULTURAL ACCESS, BUT A NEW ACCESS WOULD BE REQUIRED TO MEET HIGHWAY SAFETY STANDARDS
Q Are there potential benefits to	YES	THIS IS A STRATEGIC LOCATION WITHIN THE VALE AND IS IDEALLY LOCATED

local community associated with the development?	TO SERVE BOTH DINAS POWIS AND PENARTH AND BRING ECONOMIC BENEFIT TO BOTH SETTLEMENTS
--	--

**Site Appraisal Summary**

A large site that offers development opportunity which needs to be accommodated within the LDP. It could be developed as a high quality economic corridor (mixed use). It could form an important employment node (offices) with ancillary housing.

**SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL**

Assessment Criteria	Effect
Development at the site will have a positive impact on sustainability	++
Development at the site will have a some positive impact on sustainability	+
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	0
Development will have both positive and negative impacts upon sustainability.	+/-
Development at the site will have a slight negative impact on the sustainability.	-
Development at the site will have a very negative impact on sustainability	--
The impact of an issue cannot be predicted at this stage	?

Sustainability Objective	Appraisal to assess whether or not:	Please provide further details	Effect
1. To provide the opportunity for people to meet their housing needs	The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).	The community's need for high quality and low cost housing could be met on this site in conjunction with sustainable employment facilities.	++
	Whole or part of the site has been promoted for affordable housing.	It is expected that part of the site will be designated for affordable housing.	++
	The site is located in an area of housing need as identified in the Housing Market Assessment Study (when finalised)	Housing need is a feature of all communities within the Vale and this site could help address affordability issues.	++

<b>2. To maintain, promote and enhance the range of local facilities</b>	The site is promoted for community, leisure and recreational facilities.	<b>The mixed use development as proposed would include recreation facilities.</b>	<b>++</b>
	The proposal would not lead to a loss of a community facility.	<b>The proposal would not lead to a loss of a community facility.</b>	<b>++</b>
	The site has the potential to provide community facilities.	<b>The mixed use development as proposed would include community facilities.</b>	<b>++</b>
<b>3. To maintain and improve access for all</b>	Existing services and facilities are easily accessible from the site by walking, cycling and public transport.	<b>The site is within an area that can best be defined as 'urban fringe' and therefore is accessible by all transport methods.</b>	<b>++</b>
<b>4. Reduce the causes of deprivation</b>	The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.	<b>The development of the site would improve access to these facilities for surrounding wards.</b>	<b>+</b>
<b>5. To maintain, protect and enhance community spirit</b>	The site would not lead to a coalescence of settlements	<b>Whilst development of the site would extend the 'urban edge', careful design and zoning would ensure that coalescence would not occur.</b>	<b>+</b>
	The site would not result in a loss in recreational land or a community facility	<b>The site is currently in agricultural use.</b>	<b>++</b>
<b>6. To minimise the causes and manage the effects of climate change</b>	The site would not increase the need to travel and or increase travel distances	<b>By definition the development of any site will increase movement patterns. Given that the proposal is for both employment and housing/community uses, it is anticipated that it could become a self-serving sustainable community.</b>	<b>++</b>
	The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources	<b>The site does not flood.</b>	<b>++</b>
	The site is capable of incorporating renewable energy sources or energy conservation measures	<b>The site will incorporate renewable energy sources such as solar panels.</b>	<b>++</b>
<b>7. To minimise waste</b>	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).	<b>At the construction phase, waste minimisation of building materials, etc., will be incorporated. Small neighbourhood</b>	<b>++</b>



		<b>recycling centres could be readily incorporated into the proposed development.</b>	
<b>8. To use land effectively and efficiently</b>	The site is a brownfield site and/or involves the beneficial re-use of existing buildings	<b>The site is not a brownfield site.</b>	-
	The site is capable of accommodating high density development	<b>Yes.</b>	<b>++</b>
<b>9. To protect and enhance the built environment and natural environment</b>	The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest	<b>N/A</b>	<b>0</b>
	The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.	<b>Careful design would ensure that all landscape and nature conservation interests are taken into careful consideration.</b>	<b>+</b>
<b>10. To provide a high quality environment within all new developments</b>	The development has the potential to support high quality public realm.	<b>A concerted effort will be made at the design stage to ensure that the development contributes to the visual quality of the public realm.</b>	<b>++</b>
<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, Listed Buildings, Conservation Area).	<b>N/A</b>	<b>0</b>
<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	The site is well served by a public transport and accessible by walking and cycling	<b>The site is within an area that can best be defined as 'urban fringe' and therefore is accessible by all transport methods.</b>	<b>++</b>
	Services and facilities are easily accessible by a range of transport modes including walking and cycling.	<b>The site is within an area that can best be defined as 'urban fringe' and therefore is accessible by all transport methods.</b>	<b>++</b>
<b>13. To provide for a diverse and wide range of local job opportunities</b>	The proposal is for new employment development.	<b>The approach that has been taken in promoting this land is to encourage its development as an economic corridor (mixed use). It will lead to employment creation.</b>	<b>++</b>
	The site would not result in a loss of employment land that has been identified as having a continued economic role.	<b>N/A</b>	<b>0</b>

<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	The site is located either within the either a centre, edge of centre or an out of town location.	<b>The provision of employment opportunities and housing facilities will support the local centres. The employment use will not impact upon the retail status of any local town centres.</b>	<b>+</b>
<b>15. To promote appropriate tourism</b>	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	<b>N/A</b>	<b>0</b>

**Sustainability Appraisal Summary**

**This site offers an important opportunity to provide much needed economic development (as well as some housing) that will serve the Vale and its communities. The employment potential of the site's development will provide a valuable resource for the local area, with little, if any, harmful environmental impact.**

### SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL

Assessment Criteria	Effect
Development at the site will have a positive impact on sustainability	++
Development at the site will have a some positive impact on sustainability	+
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	0
Development will have both positive and negative impacts upon sustainability.	+/-
Development at the site will have a slight negative impact on the sustainability.	-
Development at the site will have a very negative impact on sustainability	--
The impact of an issue cannot be predicted at this stage	?

Sustainability Objective	Appraisal to assess whether or not:	Please provide further details	Effect
<b>1. To provide the opportunity for people to meet their housing needs</b>	The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).	It could provide a mix of housing however, there is a dearth of affordable housing in the village and a surfeit of luxury dwellings so the proposal is that <b>only affordable housing is constructed on the site.</b>	++
	Whole or part of the site has been promoted for affordable housing.	The whole site is to be promoted for affordable housing.	++
	The site is located in an area of housing need as identified in the Housing Market Assessment Study	<b>The village of Wick has been identified as needing a significant number of new dwellings, a portion of which must be of the affordable housing type. This development will go a modest way to supporting that need.</b>	+
<b>2. To maintain, promote and enhance the range of local facilities</b>	The site is promoted for community, leisure and recreational facilities.	It is proposed that the second, adjacent field, is given over to a community allotment project.	++
	The proposal would not lead to a loss of a community facility.	The site is currently land used for agricultural purposes. There is no community use.	++

	The site has the potential to provide community facilities.	It is proposed that the second, adjacent field, is partly given over to a community allotment project.	++
<b>3. To maintain and improve access for all</b>	Existing services and facilities are easily accessible from the site by walking, cycling and public transport.	The nearest bus stop is c 400m away from the site, the village green is c 100m from the site.	0
4. Reduce the causes of deprivation	The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.	There is little affordable housing in the village. The dwelling proposed would be semi-detached small homes, suitable for starter families, or for older residents wishing to downsize, and specifically not for long term family occupation. Typically 2 bedroom dwellings. Thus providing a good turnover of housing stock.	+
5. To maintain, protect and enhance community spirit	The site would not lead to a coalescence of settlements	The development lies adjacent to and in between other dwelling within the community. There would be no coalescing effect.	++
	The site would not result in a loss in recreational land or a community facility	Via the adjoining allotment project it would add a facility to the community.	++
6. To minimise the causes and manage the effects of climate change	The site would not increase the need to travel and or increase travel distances	There would be no impact on travel distances, these would be identical to those of other inhabitants within the community.	0
	The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources	Wick is a elevated community with no risk of flooding. There is no risk of flooding on the site. There would be negligible effect on the quality of water resources.	0
	The site is capable of incorporating renewable energy sources or energy conservation measures	At nearby Atlantic College they have a highly successful geothermal heating system. Part of the project would be an attempt to fully heat the series of dwellings via geothermal sources. It is hoped that the project is big enough to make such an investment viable.	+
7. To minimise waste	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).	Adjacent dwellings use both mains sewerage and cess pit. Either could be incorporated dependent on sewerage capacity and other developments within the community. The dwellings are to feature common recycling	+



		resources engaging with the community allotment project.	
8. To use land effectively and efficiently	The site is a brownfield site and/or involves the beneficial re-use of existing buildings	The site is greenfield.	-
	The site is capable of accommodating high density development	It is not proposed to be a high density development but low density affordable housing with significant allotment/vegetable growing areas around it so that the land is best cultivated to good productive use, for the community.	+/-
9. To protect and enhance the built environment and natural environment	The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest	It would enhance the area. Part of the two fields would be put over to orchard and the main part of the land to a community allotment project.	++
	The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.	Biodiversity will be increased, via orchard and allotment projects.	++
10. To provide a high quality environment within all new developments	The development has the potential to support high quality public realm.	The project will add an allotment project, a feature new to the life of this village and one that the community have expressed a long term desire to resource. This would be site alongside affordable housing units that would provide types of dwelling not currently available in the village.	++
11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, Listed Buildings, Conservation Area.	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, Listed Buildings, Conservation Area.	0
12. To reduce the need to travel and enable the use of more sustainable modes of transport	The site is well served by a public transport and accessible by walking and cycling.	The nearest bus stop is c 400m away from the site, the village green is c 100m from the site. It has road frontage.	0
	Services and facilities are easily accessible by a range of transport modes including walking and cycling.	The nearest bus stop is c 400m away from the site, the village green is c 100m from the site.	0

13. To provide for a diverse and wide range of local job opportunities	The proposal is for new employment development.	The proposal offers no employment prospects.	0
	The site would not result in a loss of employment land that has been identified as having a continued economic role.	The balance of loss of agricultural land v. land cultivated in the allotment project would see a modest shift towards more gainful hours of agricultural cultivation.	+/-
14. To maintain and enhance the viability of the Vale's town, district and local centres	The site is located either within the either a centre, edge of centre or an out of town location.	The site is located on the edge of the community but with dwellings adjacent, opposite and beyond it within the bounds of the village. The allotment project within the community will enhance the long term viability of the community.	++
15. To promote appropriate tourism	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	It is not a tourist site and would not affect tourism within the community.	0
Sustainability Appraisal Summary			

