



VALE OF GLAMORGAN
LOCAL DEVELOPMENT PLAN
2011-2026

GYPSY &
TRAVELLER
SITE ASSESSMENT

Background Paper

November 2011



Contents

	Page
1. Introduction	2
2. Background	2
3. Site Assessment	5
4. Site and Pitch Size Requirements	5
5. Methodology	6
6. Local Development Plan Candidate Sites	7
7. Assessments	7
8. Deliverability	8
9. Conclusions	8
10. Recommendations	10
Appendices	
Appendix 1 – Site Assessments	12

1. Introduction

- 1.1 This topic paper is one of a series prepared by the Vale of Glamorgan Council as part of the evidence base used to inform the production of policies and site allocations for the Deposit Local Development Plan (LDP). Each topic paper can be read in isolation or together with other topic papers to gain a wider understanding of the issues facing the Vale of Glamorgan.
- 1.2 The topic paper considers the Council's responsibilities for Gypsies and Travellers in relation to national and regional planning policy and provides further detail for the justification of any site allocations contained within the Deposit LDP.

2. Background

- 2.1 Section 87 of the Local Government Act 2003 requires local authorities to produce Local Housing Strategies (LHS) that set out the key issues facing housing provision within a local authority area. The LHS outlines opportunities, constraints, problems and priorities and how these will be addressed. LHS must consider the accommodation needs of Gypsies and Travellers in order to comply with the statutory requirement imposed by section 225 of the Housing Act 2004.
- 2.2 Planning Policy Wales Edition 4 (February 2011) (PPW) sets out the land use planning policies of the Welsh Government (WG) and directs that local authorities are required to assess the accommodation needs of Gypsies and Travellers and states that it is important that policies for the provision of Gypsy sites are included in local development plans.
- 2.3 PPW previously included a requirement for local authority planning and housing functions to combine in partnership with local stakeholders, including private house builders, to undertake a Local Housing Market Assessment (LHMA) to develop an understanding of the nature and level of housing demand and need in their local housing markets, which should be used to inform the LHS.
- 2.4 The guidance produced by the WG on undertaking LHMA advises local authorities to carry out the study over Housing Market Areas. The Vale of Glamorgan is deemed to be part of the broader Cardiff Housing Market Area ('the area where the majority of households living or seeking to move in the private sector are willing to search for alternative accommodation') and it was therefore considered appropriate to undertake a joint LHMA with Cardiff Council. A copy of the full LHMA report for the Vale of Glamorgan is available on the Vale of Glamorgan Councils website at:
http://www.valeofglamorgan.gov.uk/living/planning/planning_policy/local_development_plan/dps_isa.aspx
- 2.5 For minority or hard to reach groups such as Gypsies and Travellers, the WG guidance suggests that additional assessments could usefully be undertaken to fully understand

their housing needs and it is strongly recommended that local authorities work in partnership with neighbouring authorities as travelling patterns are liable to cross local authority boundaries.

- 2.6 Against this policy background, Fordham Research were commissioned by officers of the Vale of Glamorgan Council's Housing and Planning Departments in partnership with their respective officers in Cardiff Council in October 2007 to undertake a LHMA to include a Gypsy and Traveller Accommodation Assessment (G&TAA) with the aim of quantifying the accommodation and housing related support needs of Gypsies and Travellers in terms of residential and transit sites and bricks and mortar accommodation. Although a joint assessment was undertaken, the accommodation needs for each authority were assessed separately using the methodology set by the WG.
- 2.7 The research considered a range of Gypsy and Traveller groups found in the Vale of Glamorgan and Cardiff, including Welsh Gypsies, English Gypsies and Irish Travellers across different tenure types and drew on a range of data types and sources, including:
- Secondary information, including a literature review and secondary data analysis
 - Stakeholder consultation with local organisations involved with Gypsies and Travellers
 - A face to face survey of Gypsies and Travellers
- 2.8 The data provided is therefore qualitative as it is based on the views and experiences of accommodation provisions and wider service issues.
- 2.9 Although there are currently no authorised permanent residential or transit Gypsy and Traveller pitches within the Vale of Glamorgan stakeholders believe that there is a small settled and transient community in the area and there is one family living on a long-term unauthorised development on the outskirts of Llangan on land in the ownership of the Council.
- 2.10 The Cardiff and Vale of Glamorgan Survey and Assessment of Gypsy and Traveller Accommodation Report (August 2008) concluded that there is a need for more accommodation for Gypsies and Travellers within the Vale of Glamorgan to provide for future anticipated growth.
- 2.11 Table 1 below shows the research findings of the estimated need in the Vale of Glamorgan for the period 2008 to 2018.

Table 1 - Estimate of Need in Vale of Glamorgan 2008 to 2018

Type	Additional Units per annum	Total Additional Units over the 10 Year period
Authorised pitches	0.6	6
Unauthorised pitches	0	0
Transit pitches (Where Gypsies and Travellers may legally stop in the course of travelling)	1.5	15
Housing	0.1	1

- 2.12 WG Circular 30/2007 'Planning for Gypsy and Caravan Sites' (December 2007) provides updated guidance to local authorities in Wales on the planning aspects of finding suitable sites for Gypsies and Travellers. It requires that where a LHMA identifies an unmet need for Gypsy and Traveller accommodation in an area, Local Planning Authorities (LPAs) should allocate sufficient sites in LDPs to ensure that the identified pitch requirements for residential and transit use can be met.
- 2.13 A report by the Council's Housing Services to Cabinet on the 29th July 2009 outlined the issues raised by the G&TAA and advised that the following further work be undertaken:
- Identify any suitable sites within the Vale of Glamorgan to meet the need for both an authorised site and a transit site. If the Local Authority is unable to meet the assessed future need identified, the LDP should contain a reasoned explanation as to why this has not been possible. It must explain why the use of criteria based policies is necessary to ensure the adequate provision and state the detailed measures that it will take to ensure that adequate provision is made during the Plan period. In addition, criteria based policies must be fair, reasonable and effective in delivering sites. Policies that rule out or place undue constraints on the development of Gypsy and Traveller sites should not be included in the LDP.
 - Assess if a rural exceptions site policy should be used in the LDP if there is a lack of land to meet the identified need.
 - Determine if the current unauthorised site in Llangan should be regulated.
 - Determine the policy on any future planning applications to develop further Gypsy and Traveller sites after the identified need has been met.
- 2.14 The Welsh Government is committed to addressing inequalities for ethnic minority groups and communities in Wales including Gypsies and Travellers and has published "Travelling to a Better Future" a Gypsy and Traveller Framework and Action Plan for Delivery. The aim of the document is to realise the Welsh Government's commitment to the Gypsy and Traveller community. That is, to ensure equality of opportunity for Gypsies and Travellers in Wales and to think about new ways in which Gypsies and Travellers can be enabled to access resources not always available to them.
- 2.15 In relation to the accommodation needs of Gypsies and Travellers, the Framework recognises the lack of appropriate local authority site provision in Wales and pledges to work with local authorities to provide new sites and offer grant funding, support and guidance to facilitate this and the Framework pledges the continuation of the Welsh Governments programme of grants to facilitate the refurbishment of existing local authority sites and the establishment of new sites and £1.75 and £1.5 million has been identified for 2012/13 and 2013/14 respectively to cover 100% of the cost of identified works.
- 2.16 This topic paper therefore seeks to address the first element of the above tasks by assessing sites that might have the potential to accommodate the identified need for a permanent and transit Gypsy and Traveller site(s).

3. Site Assessment

- 3.1 WG Circular 30/2007 suggests a number of ways in which a local authority might identify specific sites and make land available to meet the need identified in a LHMA. The circular states that in identifying a site, local authorities will need to demonstrate that sites are suitable and that there is a realistic likelihood that the specific sites allocated in a LDP will be made available for that purpose. The Circular identifies a number of ways in which a local authority can approach identifying a site and making land available.
- 3.2 One suggested approach to identifying an appropriate site is through making full use of any register of unused and under-used land owned by public bodies or vacant or under-used land in local authority ownership.
- 3.3 This topic paper has therefore sought to identify and assess sites within the Vale of Glamorgan that have the potential to accommodate the identified need for both permanent and transit Gypsy and Traveller sites.

4. Site and Pitch Size Requirements

- 4.1 In seeking to identify suitable sites it was necessary to determine the size of the site that will be required to accommodate the identified need. This is ultimately determined by the number and size of the pitches that are to be provided. Circular 30/2007 states that it is not considered appropriate to set a national maximum size for a site, but that sites should be considered in context and in relation to the local infrastructure and population size and density to ensure they do not dominate local settled communities.
- 4.2 As a minimum, the Good Practice Guide in Designing Gypsy and Traveller Sites in Wales states that each pitch should be capable of accommodating a range of specific facilities including an amenity block, large trailer, touring caravan and parking for two vehicles. Where additional space permits the inclusion of children's play space is considered essential. In general, pitches should include the following:
- A service unit connected to water supply, drainage, electricity and other services/facilities;
 - A hard surfaced level area with drainage falls;
 - Be designed to take cognisance of future management, maintenance and cleansing needs;
 - Provision for drying clothes;
 - A lockable shed for tools, bikes, extra storage;
 - A suitable container for domestic refuse and/or access to container for bulkier waste;
 - Permanent and readily identifiable markings for caravans and parking spaces;

- A distribution of electricity hook-up points to allow for the different positioning of caravans and trailers;
 - A way of securing caravans and trailers during high winds such as steel rings laid in concrete which would allow ropes to be threaded through and secured to keep caravans and trailers from being buffeted by the wind;
 - Hook up to drains and sewage systems; and
 - Alleviation from flood risk.
- 4.3 As there is no definitive guideline on the size of pitch that should be provided, an assessment of other local authority provisions throughout the UK has indicated that a pitch size of 500 square meters is a standard frequently adopted and seen as adequate to provide the necessary facilities. This figure has therefore been applied in this assessment and used to calculate an overall site size requirement of 0.3 hectares based on the identified need of 6 units in the Cardiff and Vale of Glamorgan Survey and Assessment of Gypsy and Traveller Accommodation Report (August 2008).

5. Methodology

- 5.1 The assessment has been a desk based exercise utilising the Council's Geographic Information System and the various data layers compiled and held by the various departments within the Council.
- 5.2 In seeking to identify suitable sites the study has considered the whole of the administrative area of the Vale of Glamorgan and no distinction has been made between sites within urban and rural locations.
- 5.3 While the assessment sought to identify and consider sites above the suggested 0.3 hectare threshold, a further assessment has also been made of smaller sites below 0.3 hectares which, if combined, might be capable of accommodating the identified 0.3 hectare site. These smaller sites were primarily sites within the urban settlements such as council houses or small areas of incidental open space or areas of land adjacent to adopted highways. No additional sites were identified through this further assessment.
- 5.4 The initial filter for sites above the 0.3 hectare threshold identified 566 possible sites. These were further filtered to remove sites that were either:
- Within green wedges against which there is a presumption against inappropriate development (WAG Circular 30/2007).
 - Sites currently utilised as open space or for recreation purposes either formal or informal.
- 5.5 This second more detailed filter exercise identified a total of 43 sites that had the potential to accommodate a Gypsy and Traveller site of the requisite size. These included 18 within or closely related to existing residential areas as identified within the

Vale of Glamorgan Adopted Unitary Development Plan 1996 – 2011 and 24 within the rural Vale.

- 5.6 The 43 sites were then subjected to a more detailed assessment against a range of environmental and land use constraints that might impact upon their suitability and deliverability for use as a site for Gypsies and Travellers.

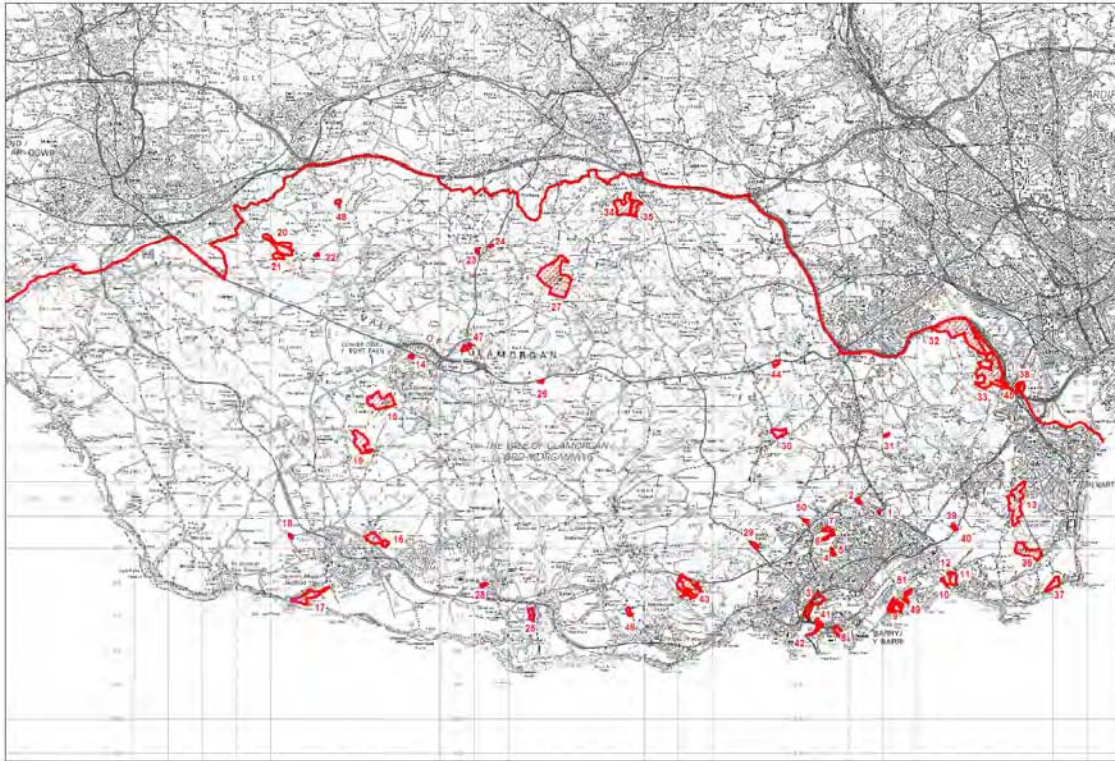
6. Local Development Plan Candidate Sites

- 6.1 As part of the LDP process, the Council has a duty to identify sites where development such as housing, employment or other uses may occur during the lifetime of the Plan.
- 6.2 Between the 4th December 2006 and the 31st January 2007 the Council invited developers, landowners and other interested parties to nominate “candidate sites” for development for potential inclusion in the emerging LDP. This “call” resulted in over 400 sites being submitted for consideration for a range of proposed uses however no site was submitted for consideration for use as a Gypsy and Traveller site. While none of the sites resulting from this exercise had been submitted for consideration as a Gypsy and Traveller site, many had the potential to provide for this use and it was considered appropriate to contact the owners, proposers and agents for the site to ascertain whether the use of the site to provide for Gypsy and Travellers would be considered. In this regard letters were sent to owners, proposers and agents on the 15th April 2011. This process resulted in an additional 8 sites being subject to further detailed assessment.

7. Assessment

- 7.1 In total 51 sites were considered to warrant further more detailed investigation against a range of environmental and land use constraints that might impact upon their suitability and deliverability for use as a site for Gypsies and Travellers.
- 7.2 Plan 1 illustrates the spatial distribution of the 51 potential sites across the Vale of Glamorgan. Annex 1 provides more detailed site plans and site evaluations for each site.

Plan 1 – Spatial Distribution of Sites



8. Deliverability

- 8.1 With the exception of the site on the outskirts of Llangan (currently an unauthorised but tolerated site for Gypsies and Travellers, where services already exist), it is considered that the remaining sites identified within the assessment would require substantial levels of capital investment to provide the services and facilities that would be required to enable their use as a Gypsy and Traveller accommodation site.
- 8.2 The resource implications of the deliverability of a site are therefore issues that have not formed a significant consideration within the assessment.

9. Conclusions

- 9.1 The assessment indicated that of the 51 sites assessed only the existing Gypsy and Traveller site at Llangan warrants further consideration the remaining sites being affected or restricted by a range of legal, ownership, environmental, landscape or other issues. The full assessment details on all of the sites considered are contained at Appendix 1.

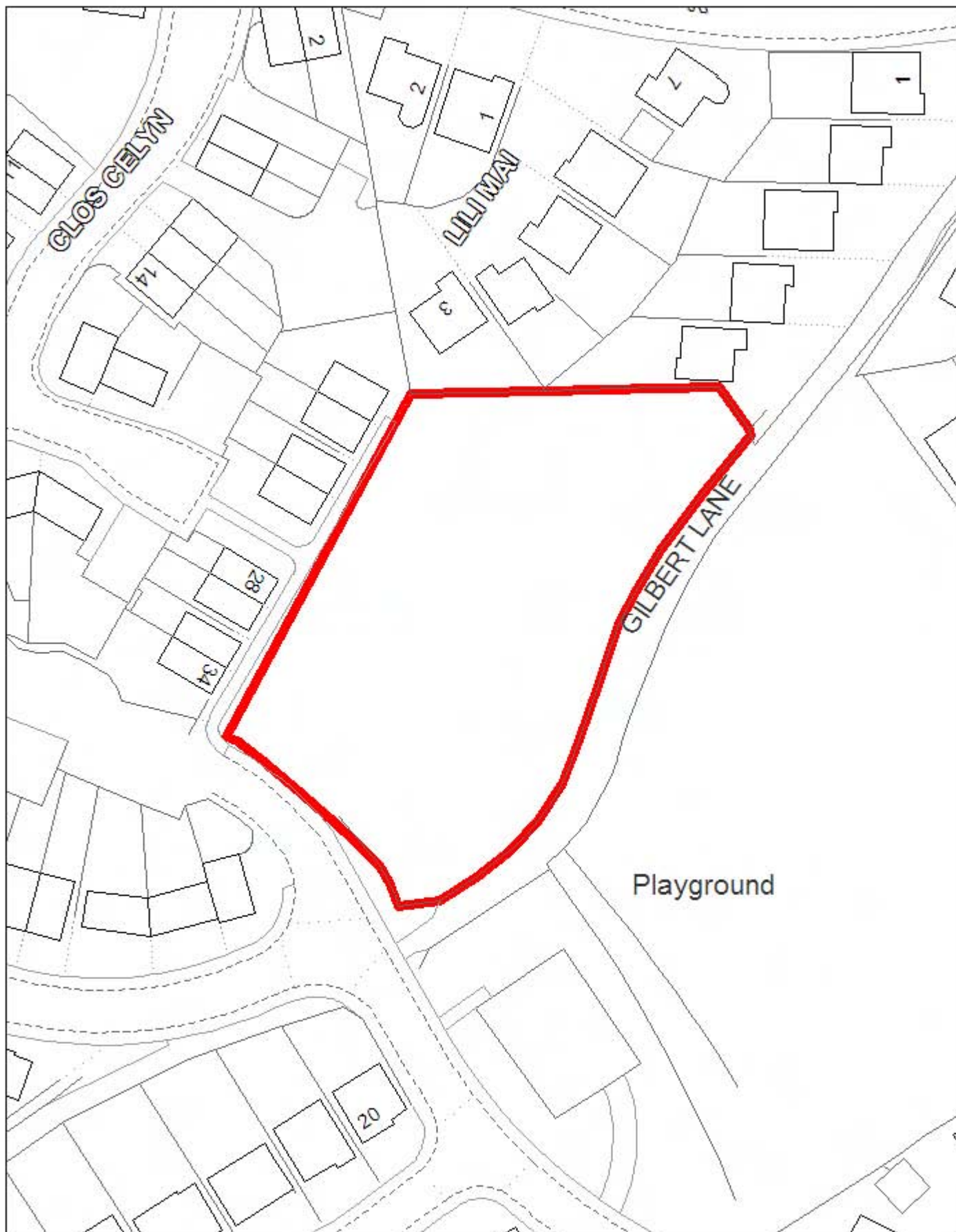
- 9.2 Although unauthorised, the site at Llangan has been occupied by a single Gypsy and Traveller family since 1995. The Council has tolerated this use and has invested in facilities at the site and is committed to the ongoing maintenance and continuation of the site in support of the current long standing resident pending the provision of a Gypsy and Traveller site through the LDP. With suitable capital investment the site is capable of expansion and is considered to represent a logical and effective approach to the Council's requirement for increased Gypsy and Traveller facilities as set out under sections 225 and 226 of the Housing Act 2004. This approach would accord with one of the general conclusions contained within the GTAA study which recommends that "The Council's should seek to regulate existing unauthorised developments in the area..."
- 9.3 The Llangan site is generally level and has an existing metalled and gated access from the local highway network. The boundary of the site comprises mature hedgerows which largely screen the current site when viewed from the surrounding area. With the exception of some localised surface water flooding the site is unaffected by any significant constraints that would prevent its further development.
- 9.4 The site benefits from existing services and facilities that could be upgraded and improved with suitable investment and it is noted that the Welsh Government in "Travelling to a Better Future" have continued their commitment to the provision of capital funding for site development and refurbishment up to 2013/14.
- 9.5 The Llangan site is located approximately 1 kilometre from the settlement of Fferm Goch which has been identified within the Local Development Plan as a Minor Rural Settlement. These settlements comprise the smaller rural settlements throughout the Vale of Glamorgan and generally offer a limited range of services and facilities that support and maintain sustainable rural communities. Fferm Goch benefits from a local primary school, community hall, employment and a regular local bus service. While the services and facilities available within Fferm Goch are generally accessible from the Llangan there would remain a need for future residents to travel to other larger service centres to access the range of services that would be required on a regular basis. In this regard the site is approximately 7.5 kilometres away from Cowbridge and approximately 8.5 kilometres away from Bridgend both of which provide a wide range of services and facilities.
- 9.6 The site measures approximately 0.76 hectares and based on 500 square metres per pitch has the capacity to accommodate in the region of 15 caravans. While the assessment has sought to identify a site based on a pitch size of 500 square there is no definitive guidance on pitch size and it is considered that the 500 square metre size allows a margin of flexibility and the scope to accommodate additional caravans if required.
- 9.7 Any requirements for additional Gypsy and Traveller site provision within the Vale of Glamorgan during the Plan period will be considered against the criteria contained within Policy MD 12 – Gypsy and Traveller Accommodation.

10. Recommendations

10.1 Having considered sites that have the potential to accommodate a site of a suitable size for Gypsies and Travellers, it is recommended that the Council initiate the requisite proceeding to:

- Undertake the necessary legal and regulatory procedures to formalise the existing unauthorised Gypsy and Traveller site at Llangan to accommodate the current needs within the Vale of Glamorgan.
- Include the site as an appropriate allocation within the emerging Local Development Plan.
- Seek to secure funding from the Welsh Government under the Refurbishment Grant Programme to enable the expansion and upgrading of the current tolerated site to accommodate the need for six permanent Gypsy and Traveller pitches as identified in the Cardiff and Vale of Glamorgan Survey and Assessment of Gypsy and Traveller Accommodation Report (August 2008).
- Engage and consult with the Gypsy and Travellers resident on the site at Llangan and encourage them to work with the Council to develop and improve the site.

Appendices



Site ID: 1

Gilbert Lane, Pencoedre, Barry

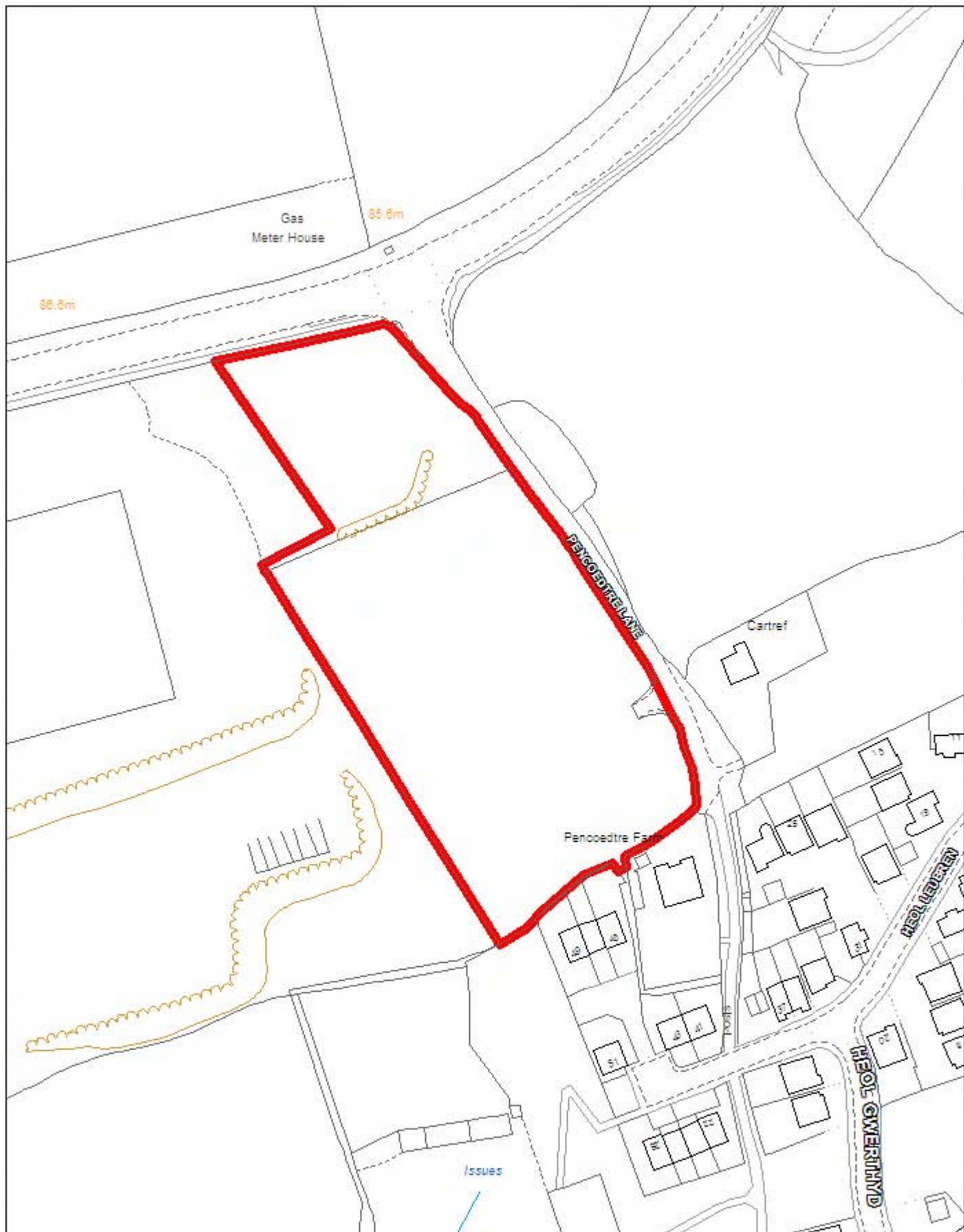
Site Name	Gilbert Lane, Pencoedtre, Barry.	ID	1
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Site Details

Site Area (Ha)	0.32	Asset No	34577
Ward	Cadoc	Easting	312916
Current Use	Open Space.	Northing	170140
Agricultural Land Classification	Urban.		

Site Constraints

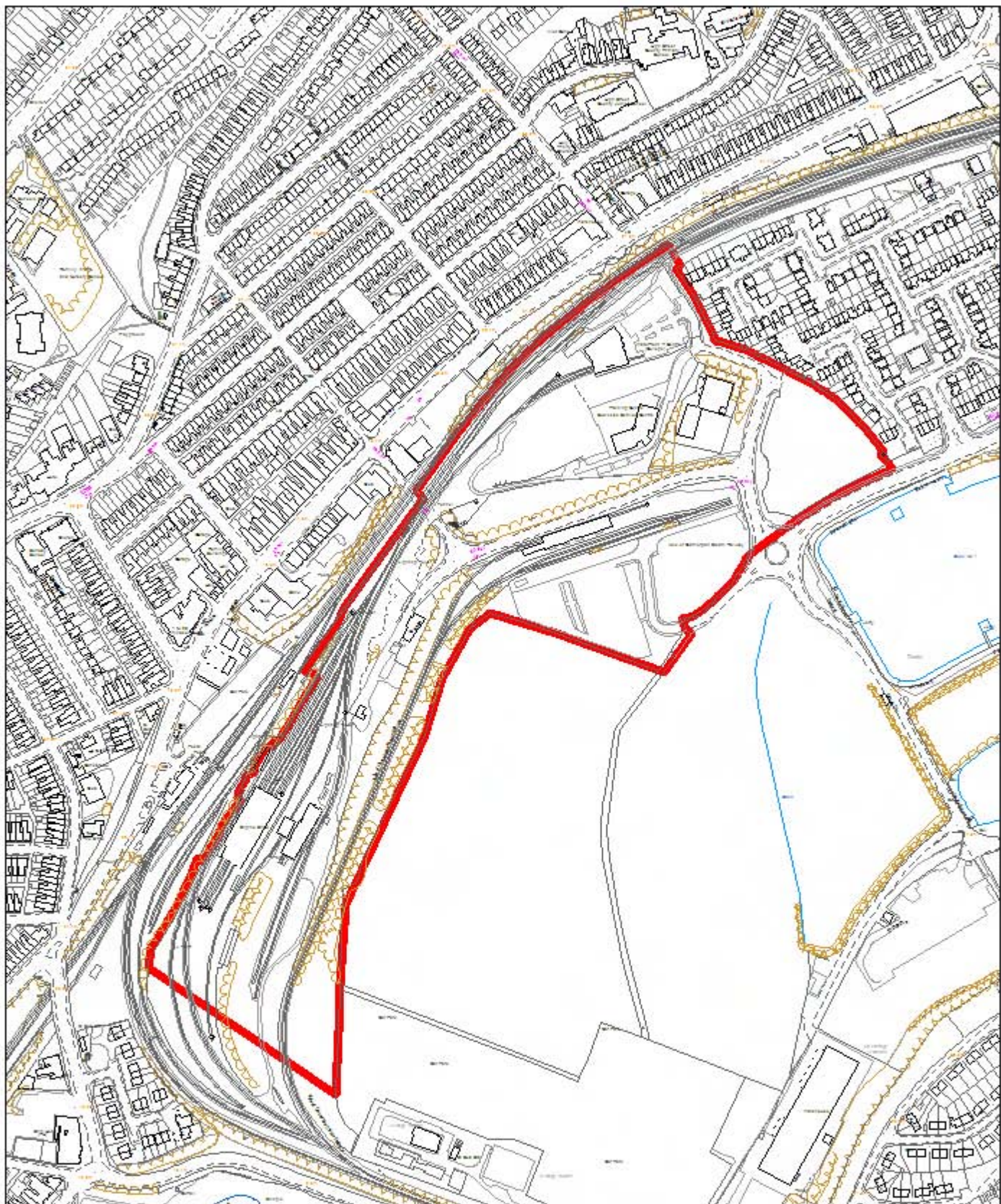
Access	Fair - could be provided from existing highway network. Modern street layout.
Topography	Slight gradient north to south.
Flooding	The site is unaffected by flooding.
Surface Water Flooding	The site is not affected by surface water flooding.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	PROW No. 40 to south of site.
SINC	None.
Other Designations UDP	None.
Other Designations	None.
Hazards	None identified.
Estates Issues	Owning department - Parks and Grounds Maintenance. There are two parcels of land, one to the north and one to the south of Gilbert Lane. Land "owned" by the Parks and Grounds Maintenance department. The loss of this land will be subject to the requirements of S123 of the Local Government Act (loss of public open space sections).
Legal Issues	Land is freehold and subject to rights of access and drainage in favour of the original owner. Restrictions on construction (gas main).
Parks Comments	Land developed recently as part of the development of the nearby housing estate. It is used as recreational open space and used extensively by local people for both passive and active recreational purposes. Identified deficiency of POS in Adopted Vale of Glamorgan Unitary Development Plan 1996-2011. Probable implications under s123 of LGA 1972. From an open space perspective this site is not suitable for use as a site for Gypsy and Travellers.
Countryside Comments	Not consulted.
General Comments	Site identified as open space and forms part of larger area of open space equipped with play facilities. Open space use should exclude site from further consideration. Site within highly built up area.
Assessment	The current use of the site, its association with the adjoining playground and its location within a residential area are considered to preclude the site from further consideration as a site for Gypsy and Travellers. The legal issues associated with the loss of the POS (s123 of the 1974 Act) and existing rights of access to the previous owner remove the site from any further consideration.



Site ID: 2

Land west of Port Road / Pencoedre Lane junction

Site Name	Land west of Port Road / Pencoedtre Lane		ID	2
Site Details				
Site Area (Ha)	1.20	Asset No	09345	
Ward	Gibbonsdown	Easting	312304	
Current Use	Rough Ground.	Northing	170421	
Agricultural Land Classification	Urban.			
Site Constraints				
Access	Good - from existing highway network A4050 Port Road			
Topography	Significant gradient north to south.			
Flooding	The site is unaffected by flooding.			
Surface Water Flooding	The site is not affected by surface water flooding.			
Special Landscape Area	The site is not within a Special Landscape Area.			
Green Wedge	The site is not within a Green Wedge designation.			
Conservation Area	The site is not within a designated conservation area.			
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.			
PROW	PROW No. 39 adjacent to east of site			
SINC	None.			
Other Designations UDP	Employment allocation EMP 1(11) Pencoedtre Business Park B1 / B8. REC 12 - Recreation route in close proximity.			
Other Designations	None but the site is close to the Wenvoe Castle historic park and garden.			
Hazards	Proximity to main A4050.			
Estates Issues	Owning department - Parks and Grounds Maintenance. The loss of this land will be subject the requirements of S123 of the Local Government Act (loss of public open space sections).			
Legal Issues	No legal restriction on title but Public Open Space issues may apply.			
Parks Comments	Site identified for Employment (EMP1) of the Adopted Vale of Glamorgan Unitary Development Plan 1996-2011, therefore not considered as POS. May well be implications under s123 of LGA 1972.			
Countryside Comments	Not consulted.			
General Comments	Part of existing employment site. Need to consider if loss of employment land acceptable and whether the residual part of employment site is now too small to meet the strategic employment need identified. Good access from Port Road and Pencoedtre Lane. Bryn Hafren Comprehensive School on adjacent site. Residential areas to south and east, new development currently being constructed/promoted. New crematorium under development on a site opposite. Part of 2570/CS1 (residential).			
Assessment	The site is located close to a number of sensitive uses e.g. comprehensive school, crematorium. The site is also on the primary gateway into Barry, the A4050 and in close proximity to residential areas. No further consideration deemed necessary.			



Site ID: 3

Barry Waterfront (Multiple Areas).

Site Name	Land at Barry Waterfront (Multiple Areas).	ID	3
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Site Details

Site Area (Ha)	-	Asset No	Various
Ward	Baruc and Buttrills	Easting	310886
Current Use	Waterfront Redevelopment Area.	Northing	167305
Agricultural Land Classification	Urban.		

Site Constraints

Access	Good - from existing highway network. Improvement opportunities.
Topography	Level ground - railway sidings.
Flooding	The site is unaffected by flooding.
Surface Water Flooding	There is surface water flooding in several locations across site.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	None affecting the site.
SINC	None.
Other Designations UDP	Barry Waterfront Comprehensive Redevelopment Area ENV6, ENV25, HOUS1(i), TRAN1(ii), TRAN3(i), SHOP3(iv), SHOP4, COMM3(iii), EMP1(14).
Other Designations	None.
Hazards	Site in close proximity to a railway line.
Estates Issues	Owning department - Environmental and Economic Regeneration. The sites future use is constrained by Welsh Government approval being required. The site is encumbered by tenants. The site is in close proximity to the railway line.
Legal Issues	Not consulted.
Parks Comments	Not consulted.
Countryside Comments	Not consulted.
General Comments	Site forms part of the Barry Waterfront Redevelopment Area and is unlikely to be considered appropriate for alternative use. Development brief prepared for the whole of the redevelopment area.
Assessment	Current proposed use and constraints surrounding WAG agreements considered to preclude alternative uses. Important site(s) within the Barry Waterfront Redevelopment Area. No further consideration deemed necessary.



Site ID: 4

Cemetery Road Nurseries (West), Barry

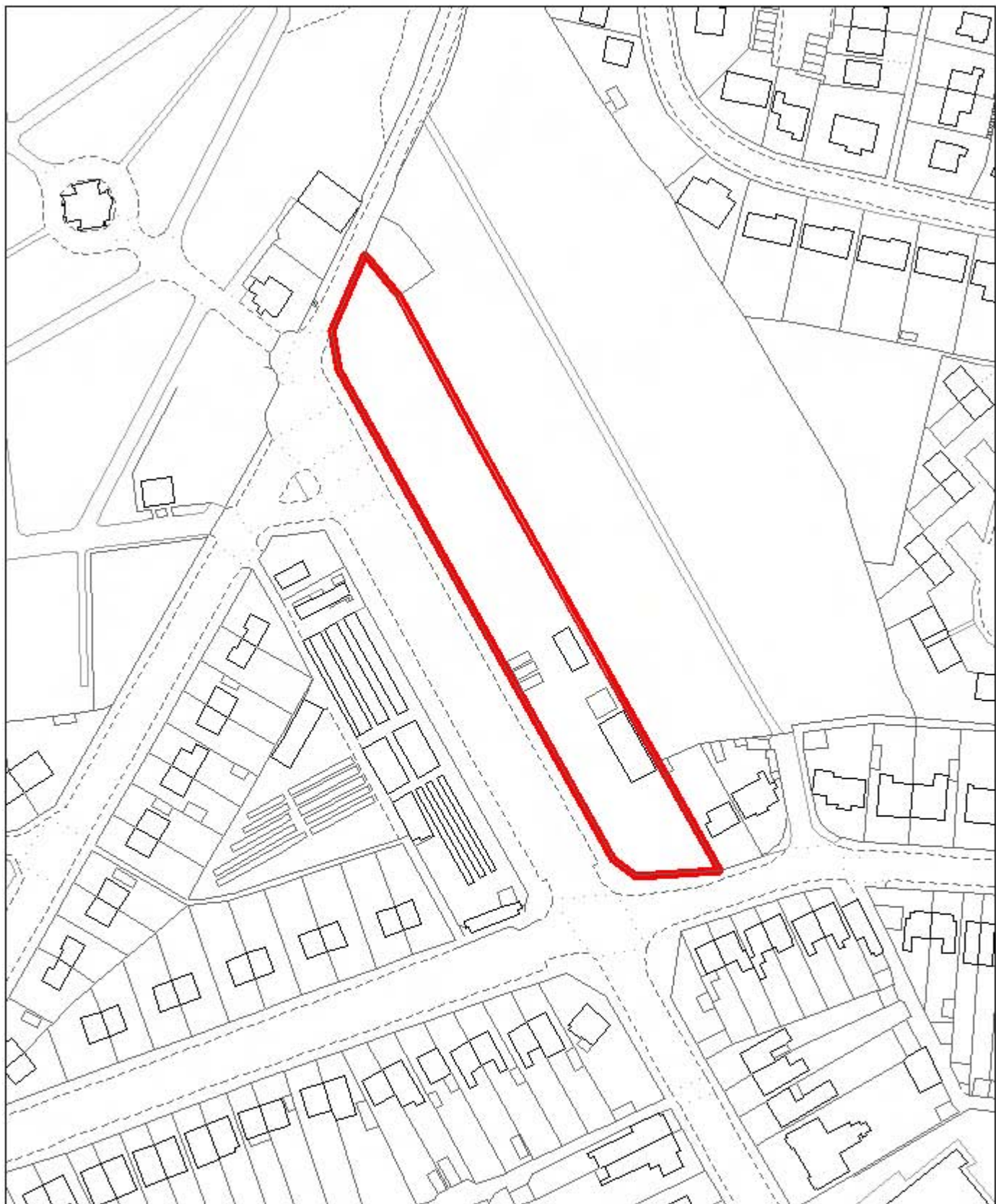
Site Name	Cemetery Road Nurseries (West), Barry.	ID	4
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Site Details

Site Area (Ha)	0.40	Asset No	00421
Ward	Dyfan	Easting	311521
Current Use	Former Council Nursery Site.	Northing	168847
Agricultural Land Classification	Urban.		

Site Constraints

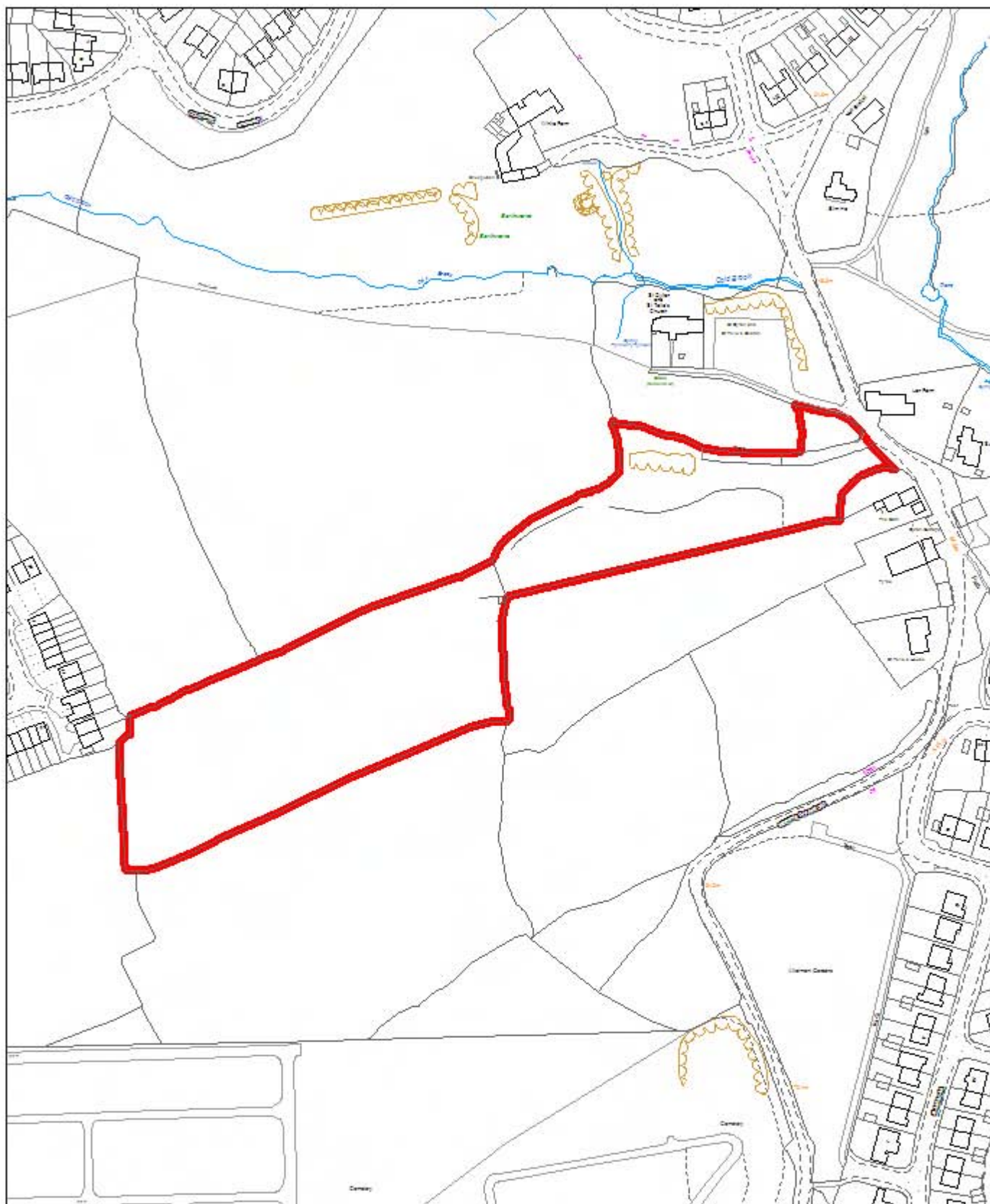
Access	Good - access from existing highway network.
Topography	Level ground.
Flooding	The site is unaffected by flooding.
Surface Water Flooding	The site is not affected by surface water flooding.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	None affecting the site.
SINC	None.
Other Designations UDP	None.
Other Designations	None.
Hazards	None identified.
Estates Issues	Owning department - Estates. Significant site (previously marketed for housing).
Legal Issues	Land formally designated as Public Open Space circa 1954. To change the use would require s123 disposal under 1974 Local Government Act. Likely issues.
Parks Comments	Not consulted.
Countryside Comments	Not consulted.
General Comments	This and adjacent site subject to development brief. Prominent site in close proximity to main cemetery entrance. Possible issues relating to restrictive covenants etc.
Assessment	This and adjacent site subject to development brief. Highly prominent site in heavily built up area close to main cemetery entrance. The prominence of the site, the impact on the surrounding uses particularly the cemetery and the likely legal issues associated with the site should preclude it from further consideration as a Gypsy and Traveller site.



Site ID: 5

Cemetery Road Nurseries (East), Barry

Site Name	Cemetery Road Nurseries (East), Barry.		ID	5
Site Details				
Site Area (Ha)	0.44	Asset No	00424	
Ward	Gibbonsdown	Easting	311567	
Current Use	Former Council Nursery Site.	Northing	168899	
Agricultural Land Classification	Urban.			
Site Constraints				
Access	Good - access from existing highway network.			
Topography	Level ground.			
Flooding	The site is unaffected by flooding.			
Surface Water Flooding	The site is not affected by surface water flooding.			
Special Landscape Area	The site is not within a Special Landscape Area.			
Green Wedge	The site is not within a Green Wedge designation.			
Conservation Area	The site is not within a designated conservation area.			
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.			
PROW	None affecting the site.			
SINC	None.			
Other Designations UDP	None.			
Other Designations	None.			
Hazards	None identified.			
Estates Issues	Owning department - Estates. Significant site (previously marketed for housing).			
Legal Issues	Land formally designated as Public Open Space circa 1954. To change the use would require s123 disposal under 1974 LGA. Likely issues.			
Parks Comments	Not consulted.			
Countryside Comments	Not consulted.			
General Comments	This and adjacent site subject to development brief. Prominent site in close proximity to main cemetery entrance. Possible issues relating to restrictive covenants etc.			
Assessment	This and adjacent site subject to development brief. Highly prominent site in heavily built up area close to main cemetery entrance. The prominence of the site, the impact on the surrounding uses particularly the cemetery and the likely legal issues associated with the site should preclude it from further consideration as a Gypsy and Traveller site.			



Site ID: 6

Land south of White Farm, Barry

Site Name	Land south of White Farm, Barry.		ID	6
Site Details				
Site Area (Ha)	1.87	Asset No	14461	
Ward	Dyfan	Easting	311364	
Current Use	Rough Ground / Open Space.	Northing	169318	
Agricultural Land Classification	Grade 4.			
Site Constraints				
Access	Fair - limited access from existing highway network. Improvement opportunities.			
Topography	Variable across site.			
Flooding	The site is unaffected by flooding.			
Surface Water Flooding	There is an area of surface water flooding in the middle of site.			
Special Landscape Area	The site is not within a Special Landscape Area.			
Green Wedge	The site is not within a Green Wedge designation.			
Conservation Area	The site is not within a designated conservation area.			
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.			
PROW	None affecting the site.			
SINC	42-G3, 42-G10			
Other Designations UDP	Part of Site HOUS 1 (19) White Farm Merthyr Dyfan, REC 11 (ii) Informal Public Open Space.			
Other Designations	None.			
Hazards	None identified.			
Estates Issues	Owning department - Estates. Site contracted to be sold and therefore could not be considered for another use.			
Legal Issues	Not consulted.			
Parks Comments	Not consulted.			
Countryside Comments	Not consulted.			
General Comments	Site forms part of major redevelopment site within Barry. Current allocation for housing under HOUS 1 in current Unitary Development Plan with outline planning consent for housing (2002/01636/OUT refers).			
Assessment	Existing contractual situation and outline planning consent precludes alternative use. No further consideration deemed necessary.			



Site ID: 7

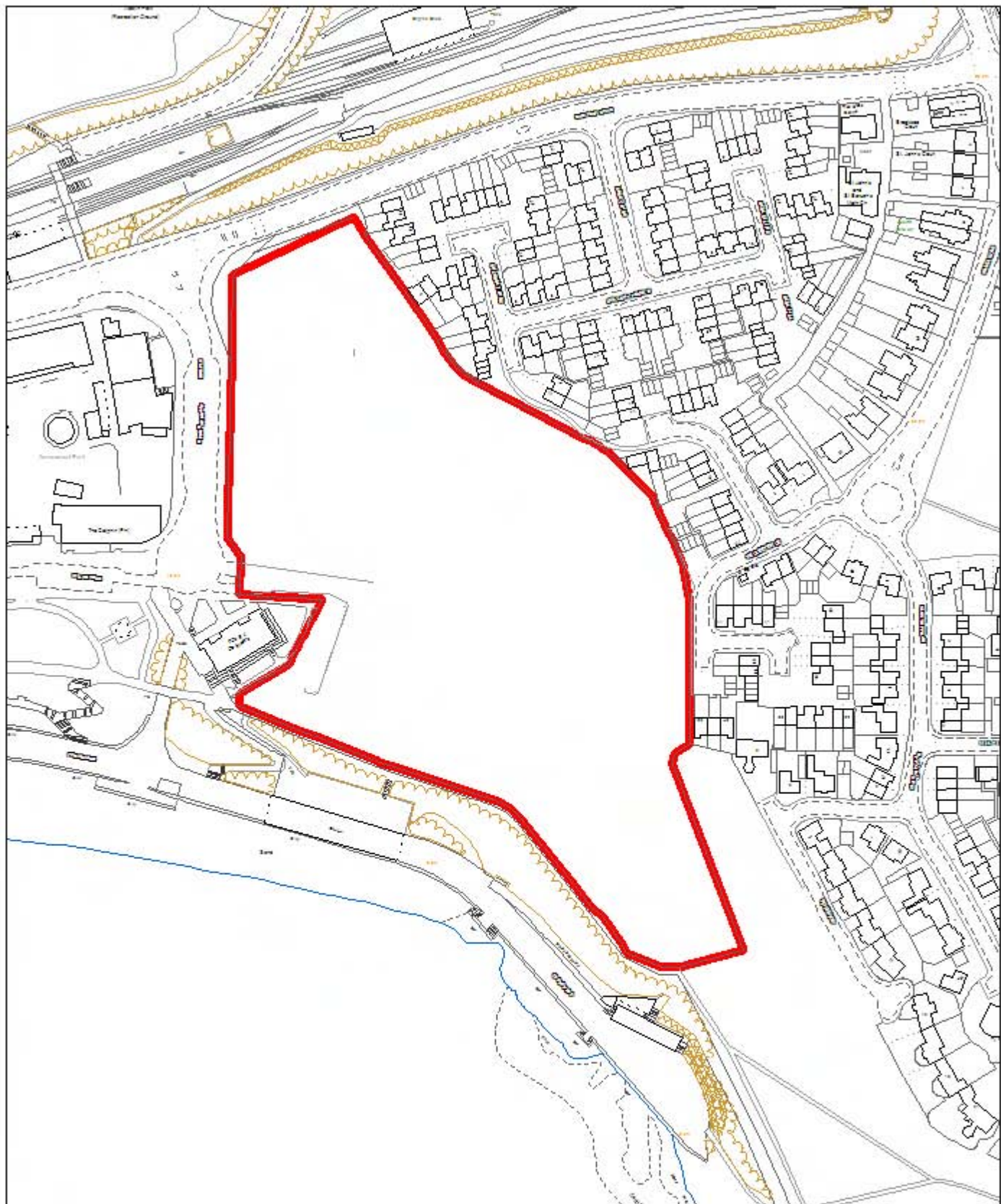
Land north of White Farm, Barry

Site Name Land north of White Farm, Barry.**ID** 7**Site Details**

Site Area (Ha)	2.87	Asset No	05739
Ward	Dyfan	Easting	311322
Current Use	Rough Ground / Open Space.	Northing	169498
Agricultural Land Classification	Grade 4.		

Site Constraints

Access	Fair - access from existing highway. Improvement opportunities.
Topography	Variable across site.
Flooding	The site is unaffected by flooding.
Surface Water Flooding	Surface water flooding is located along the southern boundary of site.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	None affecting the site.
SINC	42-G10
Other Designations UDP	Part of REC 11 (ii) Informal Public Open Space, REC12 (iv) Recreation Route Barry Town Trail.
Other Designations	None.
Hazards	None identified.
Estates Issues	Owning department - Estates. Site contracted to be sold and therefore could not be considered for another use.
Legal Issues	Not consulted.
Parks Comments	Not consulted.
Countryside Comments	Not consulted.
General Comments	Site forms part of major redevelopment site within Barry. Current allocation for housing under HOUS 1 in current Unitary Development Plan with outline planning consent for housing (2002/01636/OUT refers).
Assessment	Existing contractual situation and outline planning consent precludes alternative use. No further consideration deemed necessary.



Site ID: 8

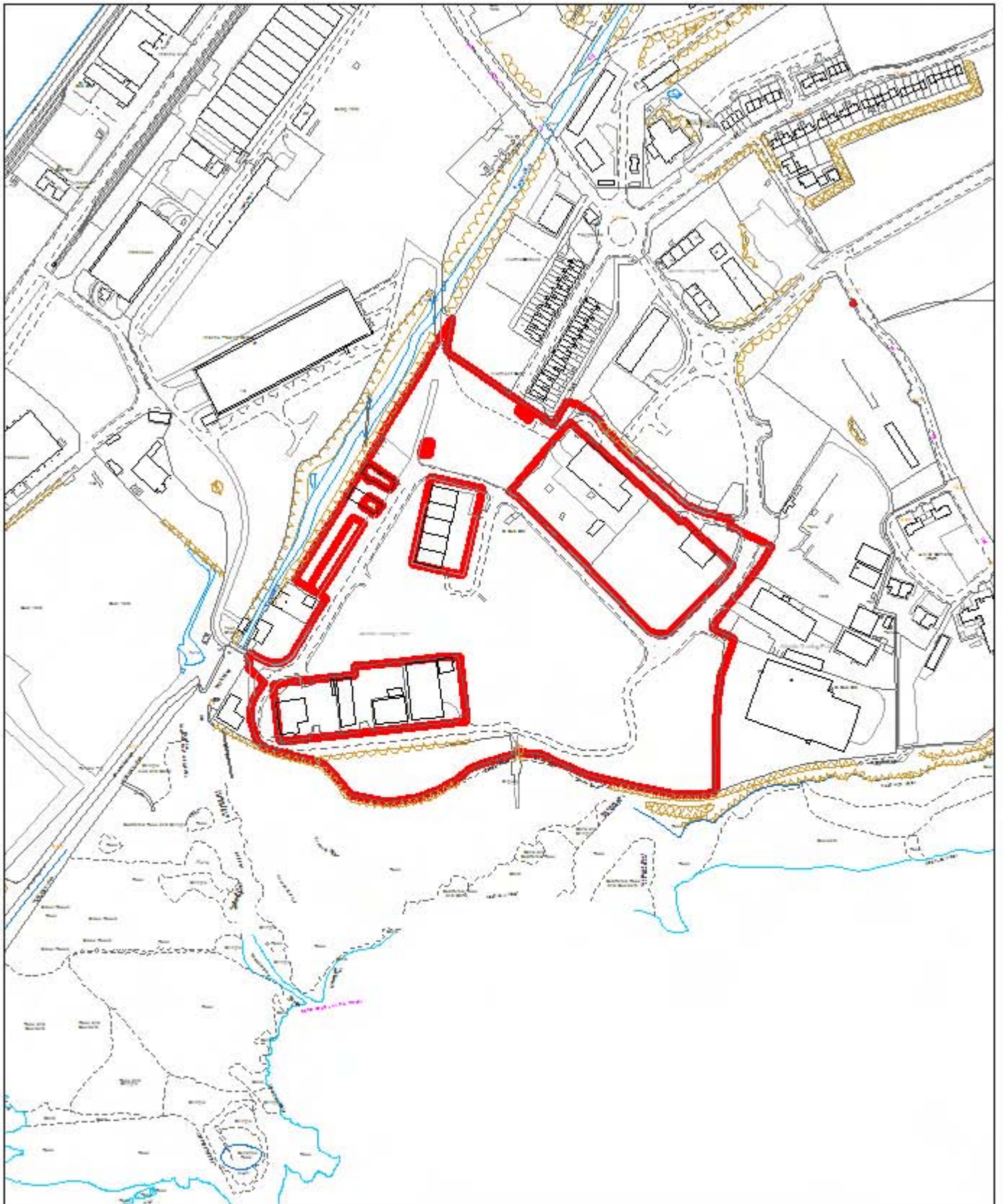
Land at Nells Point, Barry Island

Site Name Land at Nells Point, Barry Island.**ID****Site Details**

Site Area (Ha)	4.00	Asset No	33615
Ward	Baruc	Easting	311700
Current Use	Vacant Site / Rough Ground (former holiday camp).	Northing	166552
Agricultural Land Classification	Urban.		

Site Constraints

Access	Good - from existing highway network. Improvement opportunities.
Topography	Generally level ground across whole site.
Flooding	The site is unaffected by flooding.
Surface Water Flooding	The site is not affected by surface water flooding.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	None affecting the site.
SINC	None.
Other Designations UDP	ENV 6 - Developed coast, REC12 (iv) Barry Town Trail.
Other Designations	Close to Barry Island SSSI.
Hazards	None identified.
Estates Issues	Owning department - Environmental and Economic Regeneration. Site currently earmarked for Leisure/Tourism uses.
Legal Issues	Not consulted.
Parks Comments	Not consulted.
Countryside Comments	Not consulted.
General Comments	Site currently under consideration by the council for a range of development options in support of Barry Waterfront. Site within identified developed coastal zone. Impact on tourism and the role of Barry Island.
Assessment	This is a prominent site in a coastal location that offers the potential for significant tourism or tourism related use that could enhance the tourism centre of Barry Island. Given the importance of this site to the tourism role of Barry Island it is likely to be allocated for tourism uses as a part of the emerging LDP. No further consideration deemed necessary.



Site ID: 9

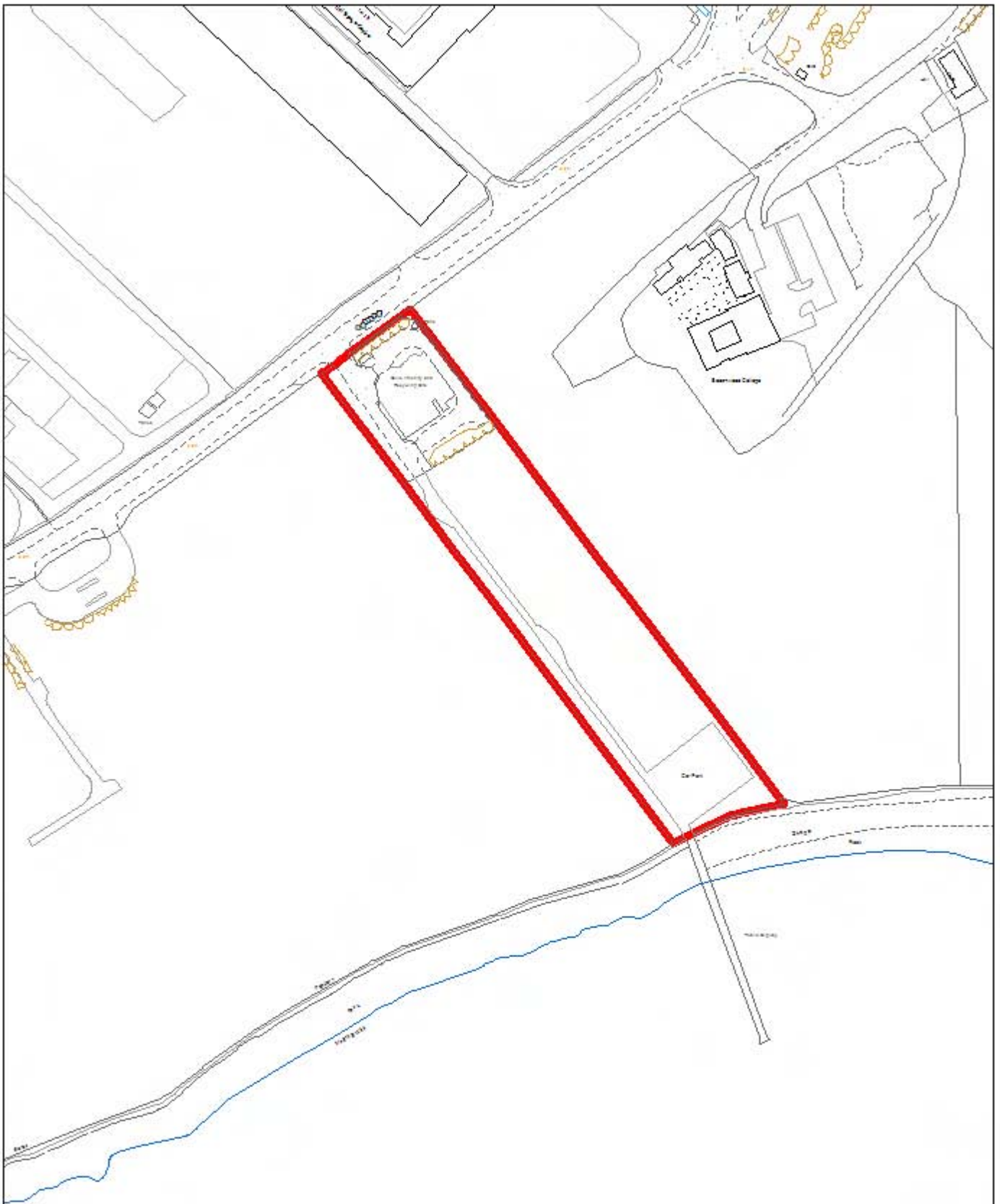
Atlantic Trading Estate

Site Name Atlantic Trading Estate.**ID** 9**Site Details**

Site Area (Ha)	8.56	Asset No	17641
Ward	Castleland	Easting	313260
Current Use	Existing employment site.	Northing	167409
Agricultural Land Classification	Urban.		

Site Constraints

Access	Good - from existing highway network. Existing access for current business uses.
Topography	Level.
Flooding	Site subject to Zone C2 flooding on northern part of site.
Surface Water Flooding	There is a significant area of surface water flooding on the northern part of site.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	None affecting the site.
SINC	51-G3, 51-W1
Other Designations UDP	EMP 1(1) Atlantic Trading Estate B1, B2, B8, ENV6 - Undeveloped Coast.
Other Designations	Adjacent to Hayes Point / Bendricks SSSI
Hazards	Current use of site for employment.
Estates Issues	Owning department - Environmental and Economic Regeneration. Site currently being re-marketed with a view to disposal.
Legal Issues	Not consulted.
Parks Comments	Not consulted.
Countryside Comments	Large area of site identified for the Council's new household waste recycling facility - tendering process now underway - see Clifford Parish. Remaining area has Cabinet approval for disposal and is currently out for tender for initial expressions of interest. However all land identified is prime employment land and its industrial use would surely render it unsuitable for the proposed use.
General Comments	Existing employment site. Prominent location within the developed coast. Good Access. Limited service availability. Extant planning consent for waste transfer station. Remaining site currently being marketed by council.
Assessment	Existing contractual situation precludes alternative uses as proposed. No further consideration deemed necessary.



Site ID: 10

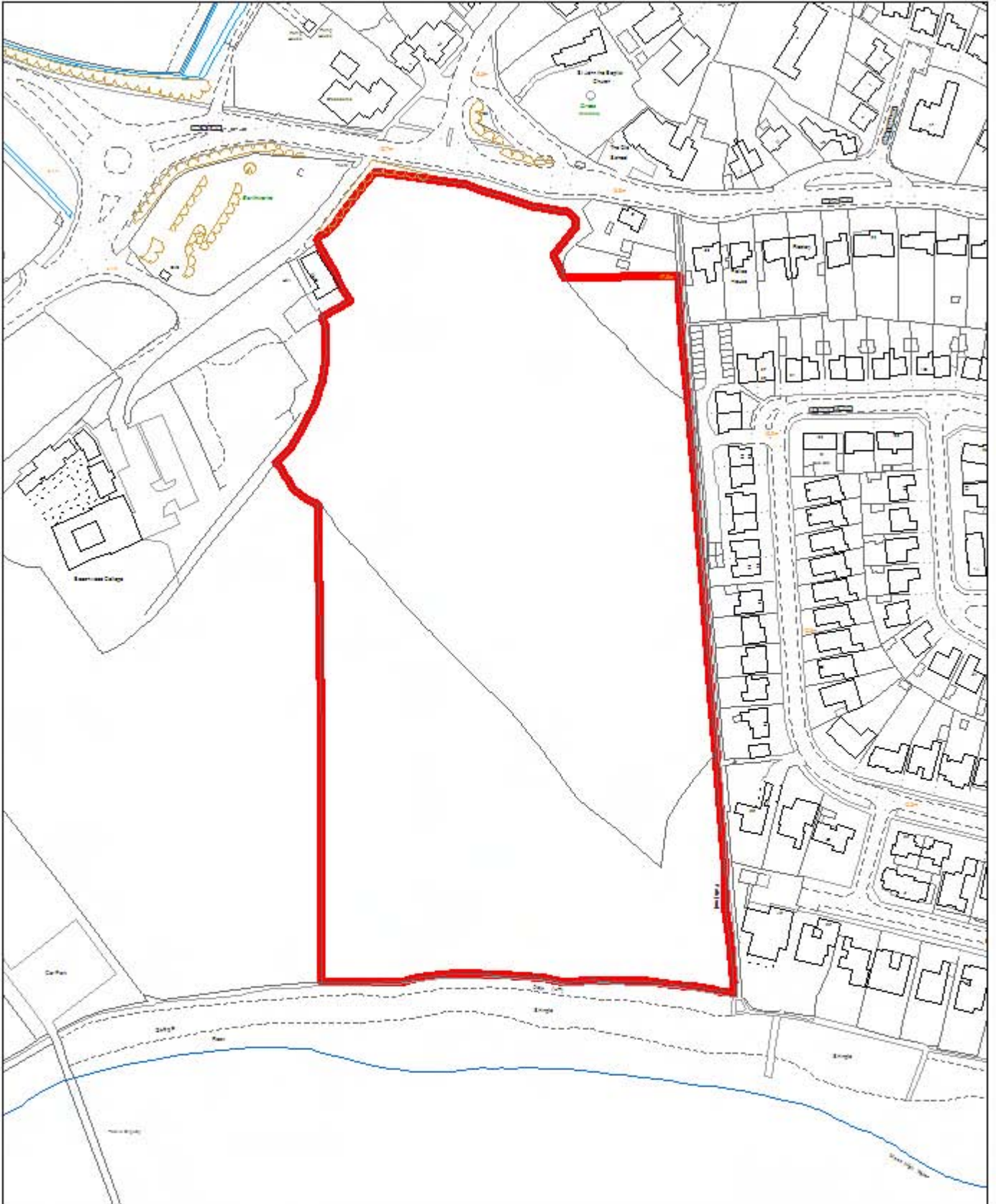
Hayes Road Civic Amenities Site

Site Name Hayes Road Civic Amenities Site, Sully.**ID** 10**Site Details**

Site Area (Ha)	1.29	Asset No	15691
Ward	Sully	Easting	314825
Current Use	Civic Amenities site and recreational open space.	Northing	168010

Agricultural Land Classification Urban.**Site Constraints****Access** Good - from existing highway network. Existing access for amenities site.**Topography** Level ground across main part of site.**Flooding** Site subject to Zone C2 flooding to extreme northern edge of site.**Surface Water Flooding** The northern boundary of site along Hayes Road is affected by surface water flooding.**Special Landscape Area** The site is not within a Special Landscape Area.**Green Wedge** The site is not within a Green Wedge designation.**Conservation Area** The site is not within a designated conservation area.**Quarry Buffer Zone** The site is not within a defined quarry buffer zone.**PROW** PROW No.4 along southern coastal boundary.**SINC** 51-G4,**Other Designations UDP** ENV 6 - Undeveloped coast, REC 5(ii) New playing fields provision Glebelands, Sully. Site adjacent to EMP1(6) Employment allocation Hayes Road, Sully. Site within the HSE Zone for Dow Chemicals.**Other Designations** None.**Hazards** Current use of northern part of site as civic amenity site, Hazards associated with coastal location. Proximity to chemical works location within HSE zone.**Estates Issues** Owning department - Visible Services for the Civic Amenity site and Parks and Grounds Maintenance for the Public Open Space site. The Civic Amenity site may need remediation works if used for an alternative use.**Legal Issues** Not consulted.**Parks Comments** Hayes Road or Sully Slipway is land specifically used for both passive and active recreational seaside purposes and 24 hour access to an "all tides" slipway for emergency purposes. In the Vale of Glamorgan Adopted UDP there is an identified deficit of Public Open Space. Possible implications under s123 of the LGA 1972. The site is outside any settlement boundary. When the land was proposed for use as a Civic Amenity site, assurances were given at the time, that when the Civic Amenity site was redundant and no longer required, it would be returned to public open space and there remains top soil stacked on the open space specifically for this purpose. This site is an important link from Barry to the sea and is used for recreational purposes. It has car parking adjacent to the sea where access can be gained to the PROW network. Any development of the Civic Amenity site as a Gypsy and Traveller site will have a detrimental effect on the open space. Potential visitors will be reluctant to use the open space/car park and it will be difficult for Parks Division to prevent unauthorised tipping on the open space. From an open space perspective this is not a suitable site for Gypsy and Travellers.

Site Name Hayes Road Civic Amenities Site, Sully.**ID** 10**Countryside Comments** Not consulted.**General Comments** Northern part of site long standing use as civic amenity site, recent infrastructure improvement. Main element of site open space with coastal access. Current UDP seeks to protect open space. Part of identified undeveloped coastal zone. Good access. Relocation of the Civic Amenity site to Atlantic Trading Estate possible July 2011. Adjacent site to west granted outline consent for 6000 sqm B1 employment use 14/10/10. Beechwood to east independent residential college for people with autism spectrum disorders.**Assessment** The front part of the site is located within the HSE zone from Dow Chemicals. Current use of site considered to preclude consideration for alternative use, however the relocation of the Civic Amenity site to Atlantic Trading Estate could release the front part of the site for alternative uses subject to site remediation and the surrender of the existing Waste Management Licence from the Environment Agency. However, encroachment onto the open space element of the site could present issues with regard to s123 of the LGA and raises considerable concerns with regard to the future use and management of the main open space element of the site. Given the issues it is unlikely that the site is suitable for the proposed use.



Site ID: 11

Land southwest of Sully Road

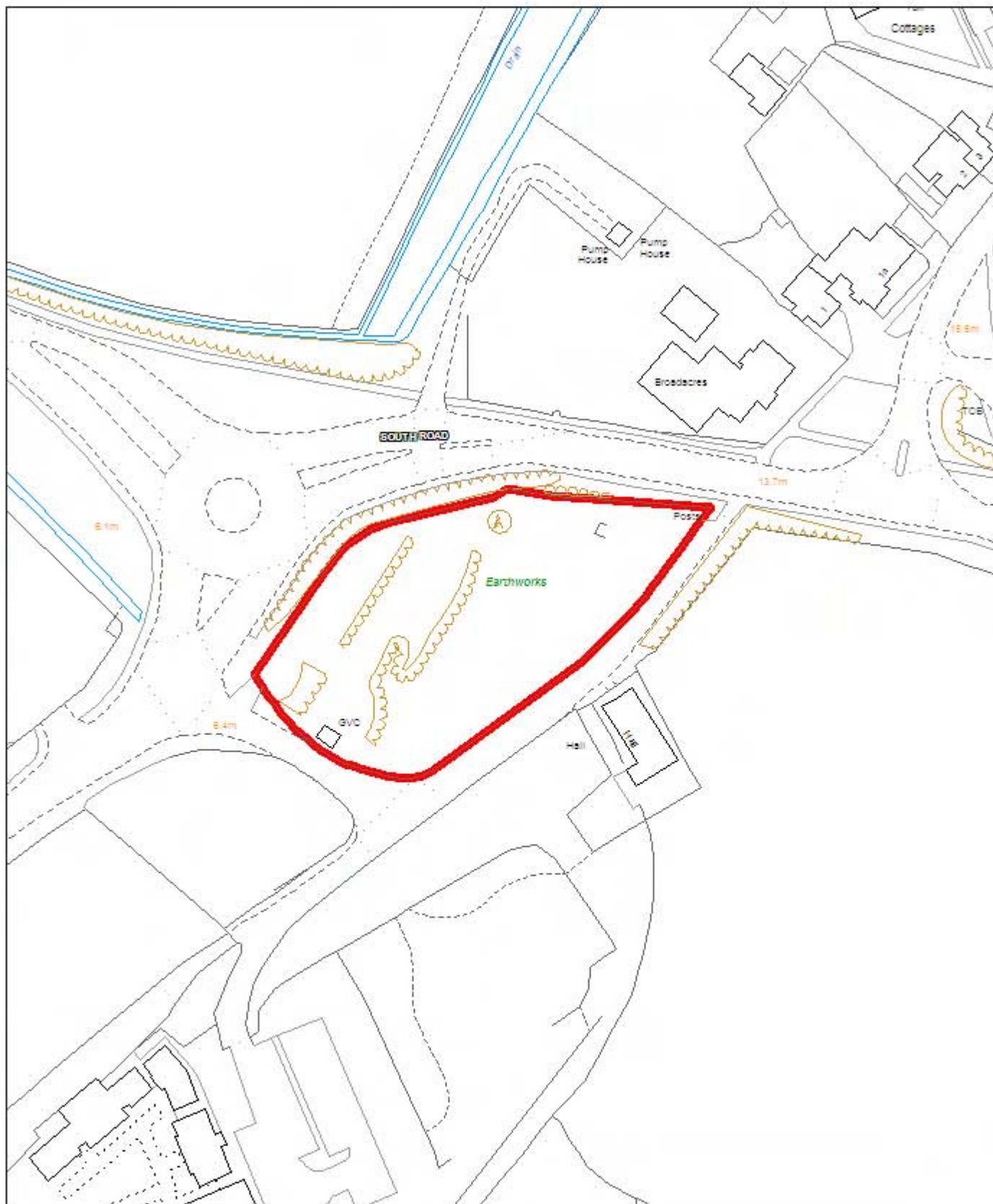
Site Name	Land west and south of South Road, Sully.	ID	11
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Site Details

Site Area (Ha)	5.77	Asset No	20656
Ward	Sully	Easting	315088
Current Use	Pasture / Grazing.	Northing	168095
Agricultural Land Classification	Urban.		

Site Constraints

Access	Fair - from existing highway network. Improvement opportunities.
Topography	Primarily level ground across whole site.
Flooding	The site is unaffected by flooding.
Surface Water Flooding	Minor areas of surface water flooding impacting on site.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	PROW No.4 along southern coastal boundary and PROW No.5 along eastern boundary of site.
SINC	51-W5
Other Designations UDP	ENV 6 - Undeveloped coast. REC 5(ii) New playing fields provision Glebelands, Sully.
Other Designations	None.
Hazards	Hazards associated with coastal location.
Estates Issues	Owning department - The site is not owned by the Vale of Glamorgan Council. The site is owned by the Welsh Church Acts Estate Committee and is let to the Sully Centurions Cricket Club. The land is therefore unavailable for any alternative use.
Legal Issues	Not consulted.
Parks Comments	Not consulted.
Countryside Comments	Not consulted.
General Comments	Welsh Church Estates Land. Outside residential settlement boundary. Large coastal frontage to southern boundary, part of designated undeveloped coastal zone. Very prominent coastal location.
Assessment	The Sully Centurions cricket club have recently obtained planning consent for a change of use to a cricket ground with associated/ancillary facilities. Therefore the current ownership and change of use are considered to preclude any further consideration of this site for an alternative use. No further consideration deemed necessary.



Site ID: 12

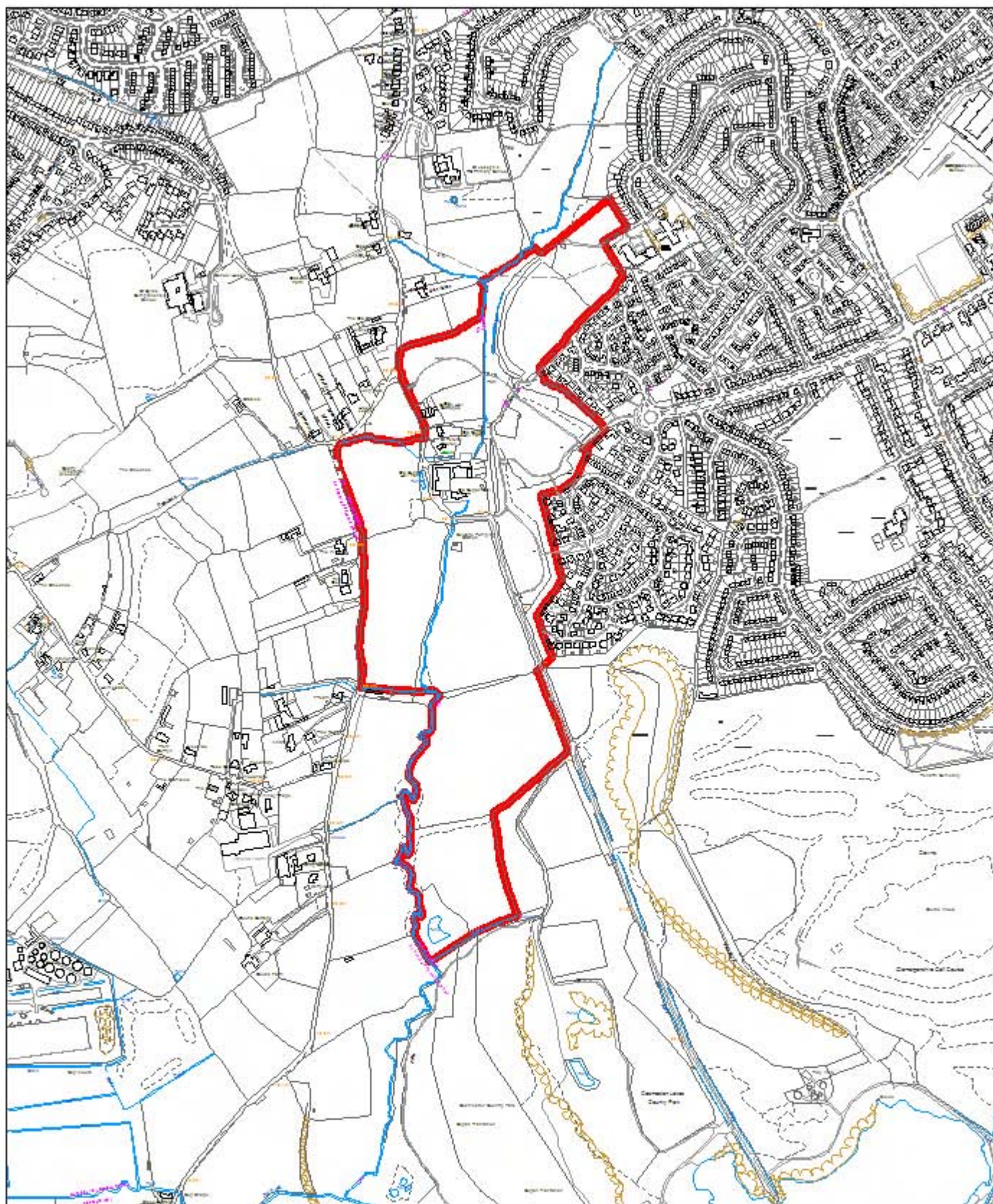
Woodland at South Road, Sully

Site Name Woodland at South Road, Sully.**ID** 12**Site Details**

Site Area (Ha)	0.37	Asset No	20655
Ward	Sully	Easting	314965
Current Use	Woodland.	Northing	168255
Agricultural Land Classification	Urban.		

Site Constraints

Access	Fair - from existing highway network. Improvement opportunities.
Topography	Gently sloping towards highway.
Flooding	The site is unaffected by flooding.
Surface Water Flooding	The site is not affected by surface water flooding.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area, however mapping indicates remnants of an ancient monument namely the shrunken village of Sully on/within the site which is protected by law.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	None affecting the site.
SINC	51-W5
Other Designations UDP	ENV 6 - Undeveloped coast. Site within HZE Zone for Dow Chemicals.
Other Designations	None.
Hazards	Uses on adjacent site - INEOS Chlorvinyls. Site within HZE zone.
Estates Issues	Owning department - The site is not owned by the Vale of Glamorgan Council. The site is owned by the Welsh Church Acts Estate Committee and the Council therefore has no rights to use this land for any purpose.
Legal Issues	Not consulted.
Parks Comments	Not consulted.
Countryside Comments	Not consulted.
General Comments	Within identified undeveloped coastal zone and outside Sully residential settlement boundary. Site partially located within HZE zone. Constrained site but good access potential. Loss of tree cover. Damage to ancient monument namely shrunken village of Sully.
Assessment	The sites location partially within the HZE zone from Dow Chemical, the current ownership and the ancient monument location are considered to preclude the proposed alternative use. No further consideration deemed necessary.



Site ID: 13

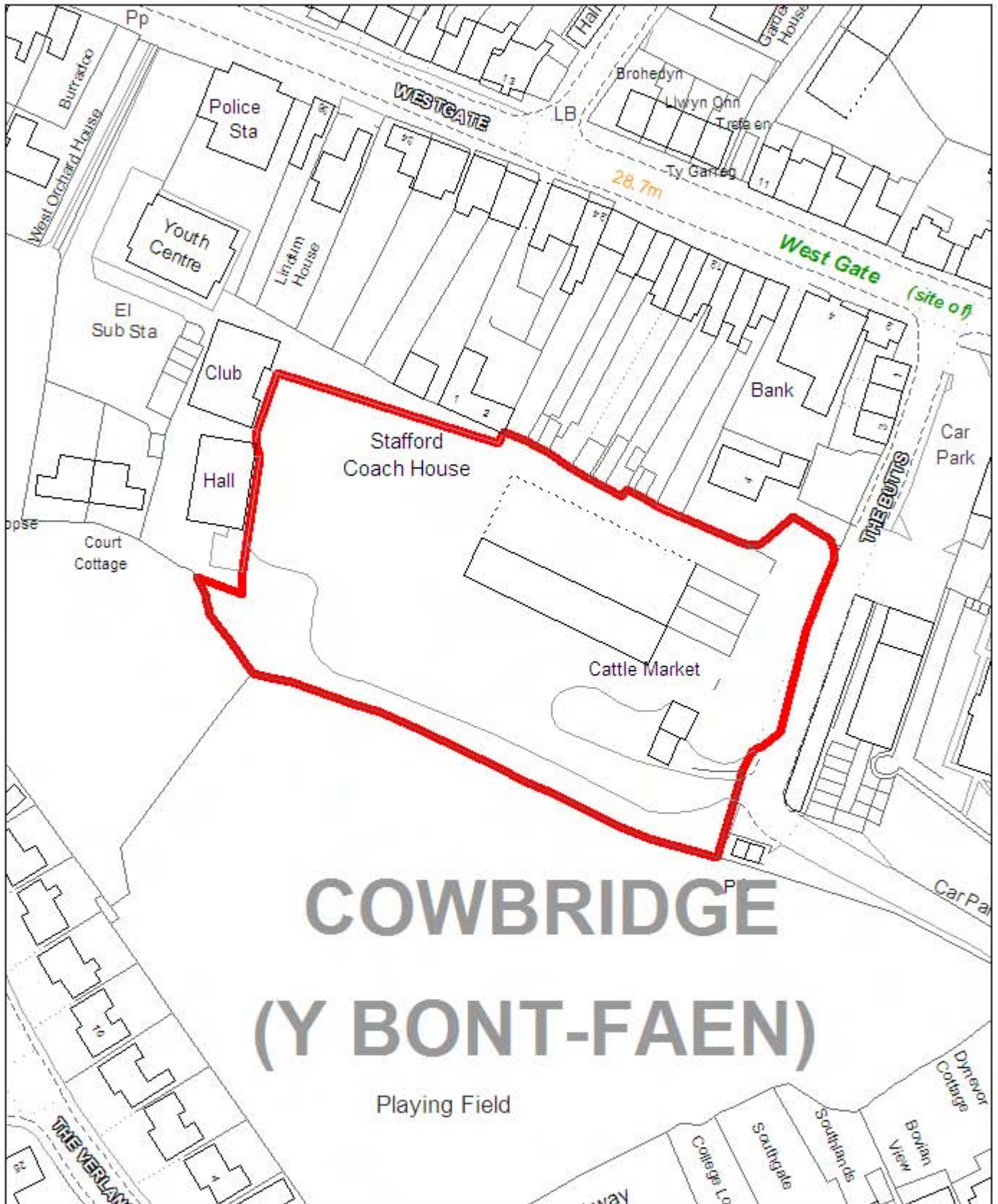
Land north of Cosmeston Lakes Country Park

Site Name Land north of Cosmeston Lakes CP.**ID****Site Details**

Site Area (Ha)	32.36	Asset No	Various
Ward	Plymouth	Easting	316893
Current Use	Tenanted agricultural land and recreational open space.	Northing	170134
Agricultural Land Classification	Grade 3b.		

Site Constraints

Access	Limited - from existing highway but much of site constrained.
Topography	Variable across site.
Flooding	Small area of site affected by Zone C2 flooding.
Surface Water Flooding	There are significant areas of surface water flooding through the middle of site.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The northern boundary of the site is adjacent to Dinas Powys Green Wedge.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	PROW Nos.12/13/14a/14b run across the site.
SINC	44-P1, 44-3-W1
Other Designations UDP	REC11 (vii) Country park extension Cosmeston, Penarth.
Other Designations	Adjacent to Cosmeston Park SSSI, scheduled ancient monuments within site boundary.
Hazards	None identified.
Estates Issues	Owning department - Environmental and Economic Regeneration. A full agricultural tenancy covers a large part of this site and it is therefore not easily available for an alternative use.
Legal Issues	Not consulted.
Parks Comments	Land has been gifted to the authority. Currently in two parcels, the land to the west of Mile End Road is currently farmed. East of Mile End Road the land was identified and developed as part of Cogan Hall estate development and has recently been landscaped with walkways and open spaces and is adopted open space. Extensively used by local people for both passive and active recreation. Managed as an ecological area by the Grounds Maintenance Division. Probable implications under s123 of LGA 1972.
Countryside Comments	Land developed recently when Cogan Hall Farm housing estate developed. Used extensively by local people for both passive and active recreation purposes. Ecological diversity. Possible planning implications via s106. Probable implications under s123 of LGA 1972.
General Comments	Part tenanted to local farmer, area outside Penarth residential settlement boundary. Development in northern area could prejudice green wedge designation. Land identified as an extension to Cosmeston Lakes Country Park in UDP and likely to be continued within emerging LDP.
Assessment	Current uses and previous acquisition agreements preclude alternative use as proposed. Site identified as an extension to Cosmeston Lakes Country Park. No further consideration deemed necessary.



Site ID: 14

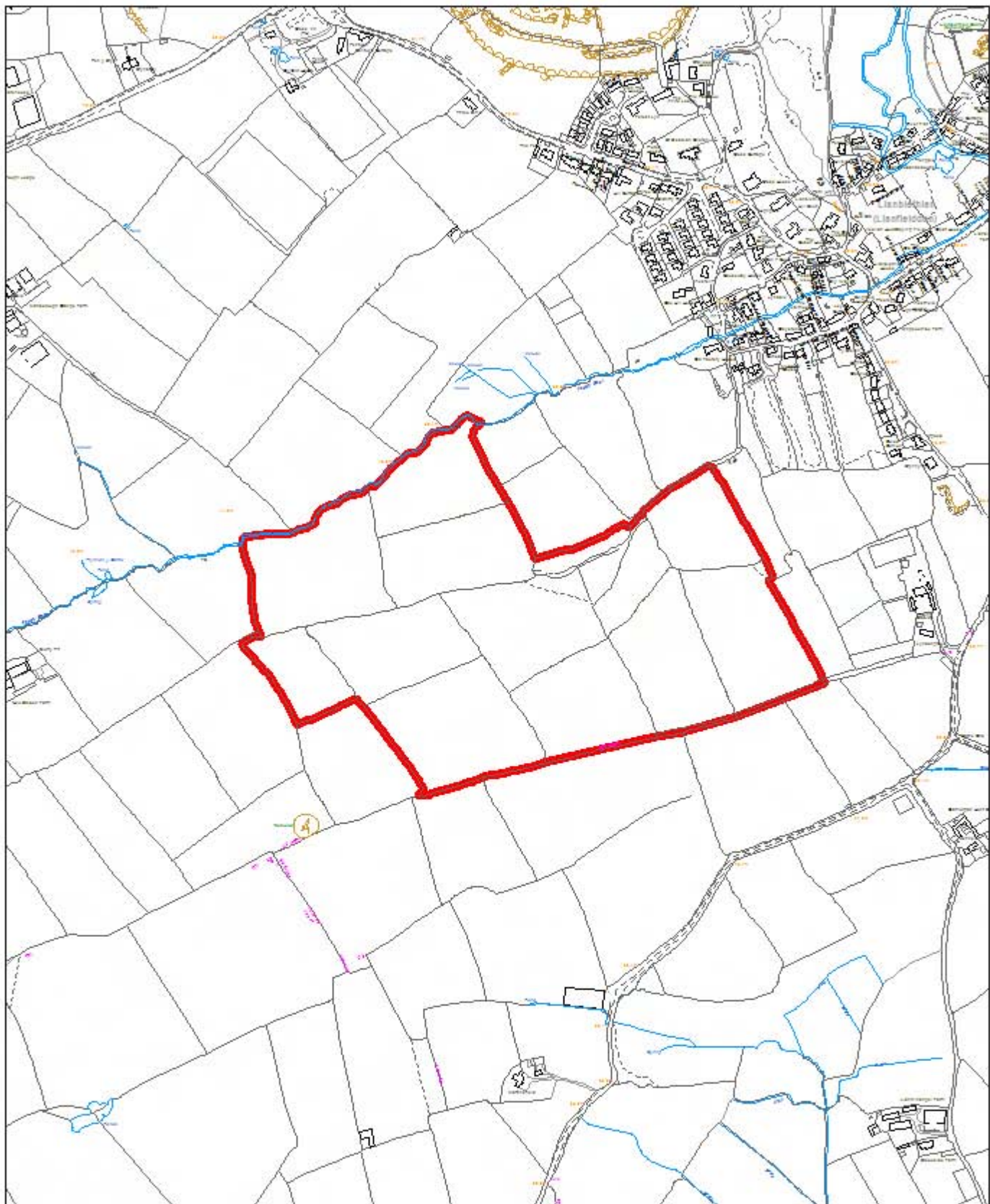
Cowbridge Cattle Market

Site Name Cowbridge Cattle Market.**ID** 14**Site Details**

Site Area (Ha)	0.84	Asset No	10651
Ward	Cowbridge	Easting	299150
Current Use	Cattle Market and informal car park.	Northing	174682
Agricultural Land Classification	Urban.		

Site Constraints

Access	Fair - from existing highway network.
Topography	Level - used as a cattle market and informal public car park.
Flooding	The site is unaffected by flooding.
Surface Water Flooding	A large part of the site to the north east is affected by surface water flooding.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is within the Cowbridge with Llanblethian conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	PROW No. 46a runs across southern part of site.
SINC	None.
Other Designations UDP	Within designated Cowbridge residential settlement boundary.
Other Designations	None but the site is in close proximity to numerous listed buildings.
Hazards	None identified.
Estates Issues	Owning department - Estates. This site will be occupied by the Market Operators until March 2012.
Legal Issues	Not consulted.
Parks Comments	Not consulted.
Countryside Comments	Not consulted.
General Comments	Important development site within Cowbridge. Site under consideration for the location of an extra care facility. Submitted as a candidate site for development in the LDP. Access good but constrained. Currently used as a Livestock Market and an informal car park on non market days.
Assessment	The current and future proposed uses of the site preclude it from further consideration as a site for Gypsies and Travellers.



Site ID: 15

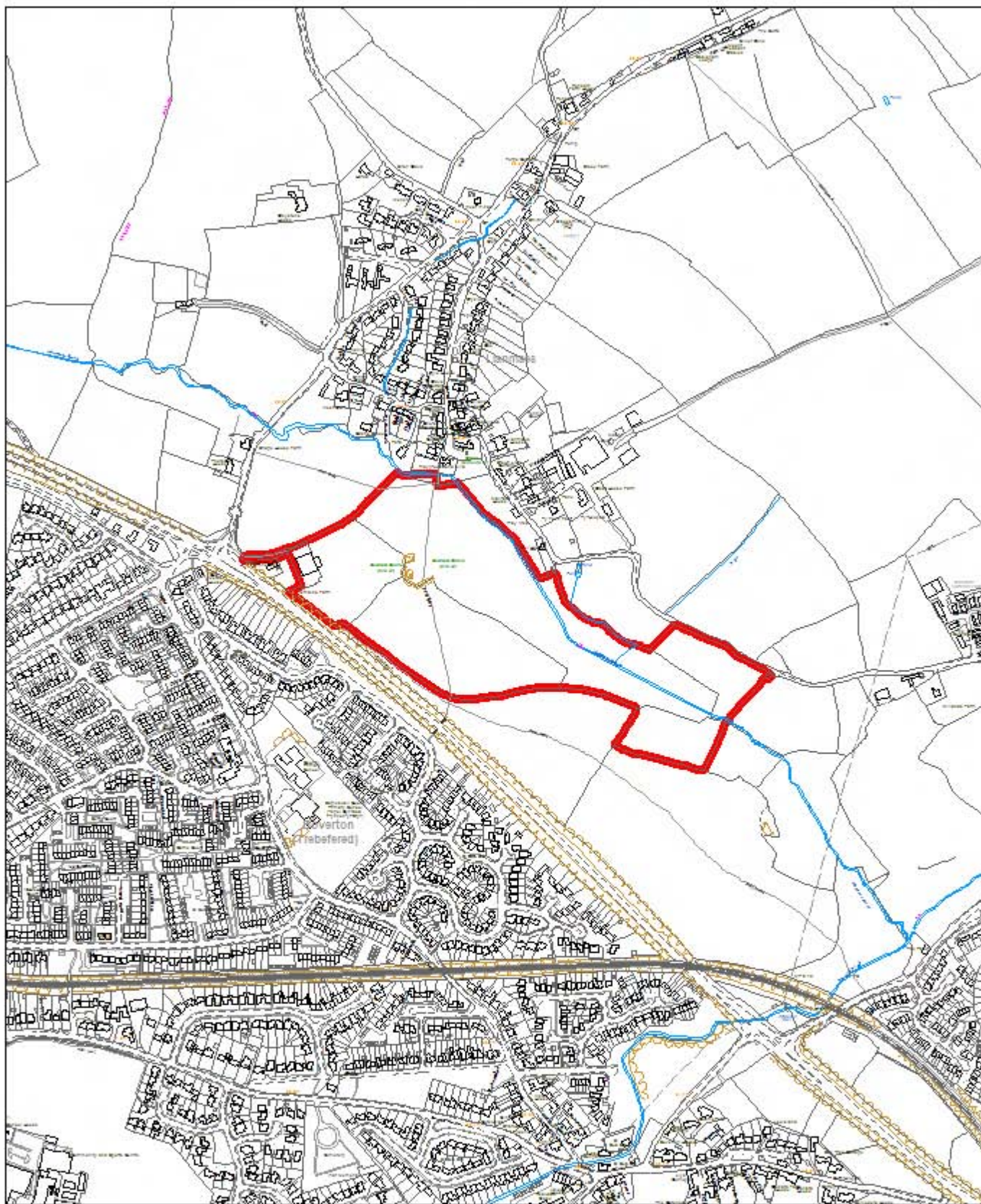
Land south west of Llanblethian

Site Name Land south west of Llanblethian.**ID** 15**Site Details**

Site Area (Ha)	25.62	Asset No	20595
Ward	Cowbridge	Easting	298691
Current Use	Agriculture.	Northing	173285
Agricultural Land Classification	Grade 3.		

Site Constraints

Access	Poor - limited substandard highway access.
Topography	Variable across site.
Flooding	Small part of site on northern boundary affected by Zone B flooding.
Surface Water Flooding	The north western boundary is affected by surface water flooding.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	PROW Nos.63/65/66 run across the site.
SINC	D23 W3
Other Designations UDP	None.
Other Designations	None.
Hazards	None identified.
Estates Issues	Owning department - The site is not owned by the Vale of Glamorgan Council. The site is owned by the Welsh Church Act Estate and the Council has no right to use it for an alternative use.
Legal Issues	Not consulted.
Parks Comments	Not consulted.
Countryside Comments	Not consulted.
General Comments	Welsh Church Acts Land. Rural location with poor access. Isolated site.
Assessment	Current ownership, loss of good quality agricultural land, access issues and the isolated/non sustainable location preclude any further consideration of this site for the alternative use.



Site ID: 16

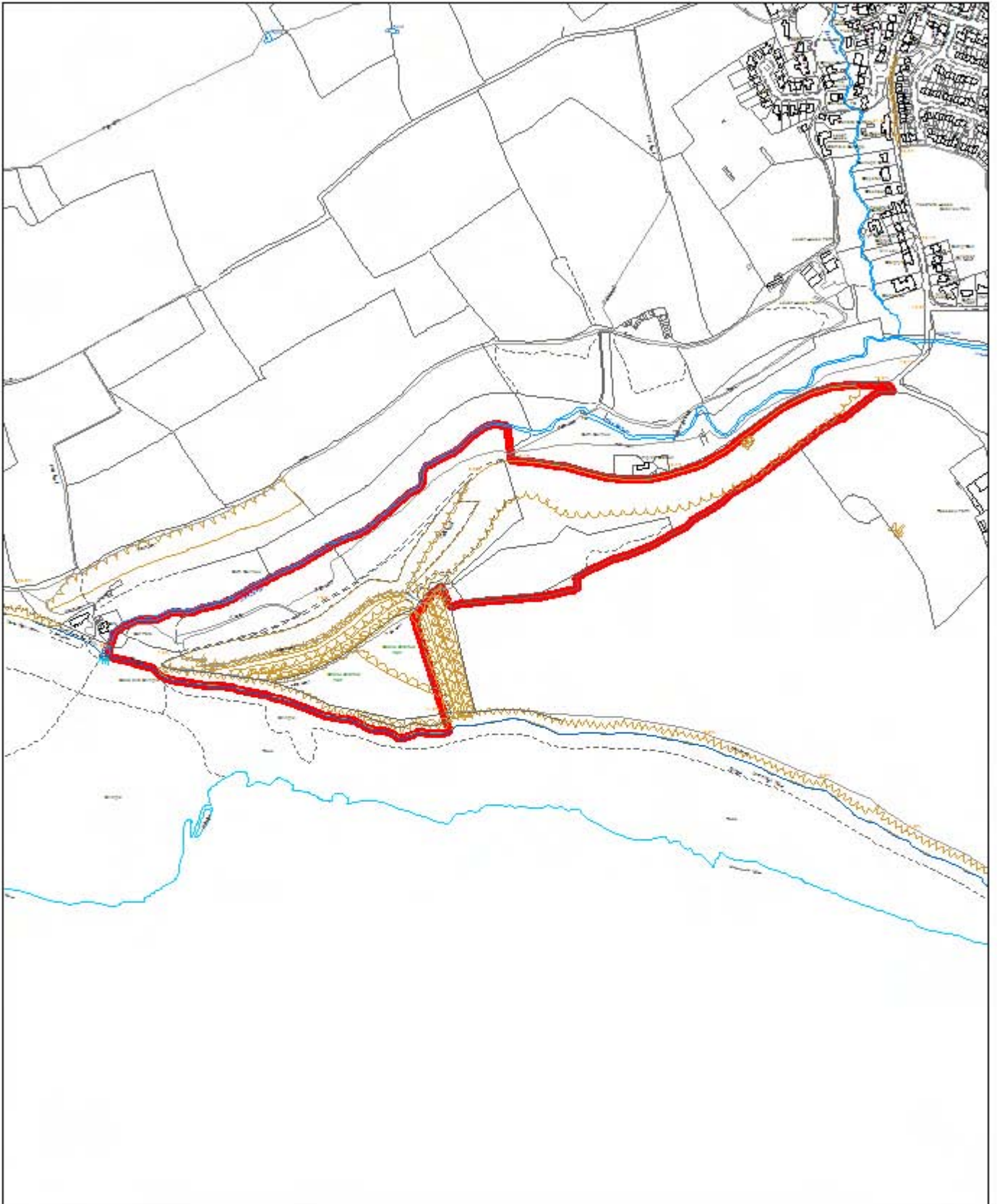
Land south of Llanmaes

Site Name Land south of Llanmaes.**ID** 16**Site Details**

Site Area (Ha)	11.94	Asset No	23835
Ward	Llantwit Major	Easting	298120
Current Use	Agriculture.	Northing	169283
Agricultural Land Classification	Grade 3a / 3b. 1986 Grade 3 sub division plan.		

Site Constraints

Access	Poor - from existing highway network. Improvement opportunities.
Topography	Level.
Flooding	Site affected by band of Zone C2 flooding through centre of site.
Surface Water Flooding	There is a significant band of surface water flooding running from north to east.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is adjacent to the Llanmaes conservation area to the north.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	PROW Nos.14/15/38/39/40 run across the site.
SINC	None.
Other Designations UDP	None.
Other Designations	Scheduled ancient monument (Bedford Castle - site of) located at centre of the site.
Hazards	None identified.
Estates Issues	Owning department - Estates. Former smallholdings estate known as Boverton Court Holding currently let to Llantwit Major and District Riding School on a Farm Business tenancy for 10 years from 6th September 2008.
Legal Issues	Not consulted.
Parks Comments	Not consulted.
Countryside Comments	Not consulted.
General Comments	Tenanted. Good quality agricultural land with considerable flooding issues.
Assessment	Numerous constraints to the future development of the site, not least extant lease that runs until September 2018. No further consideration deemed necessary.



Site ID: 17

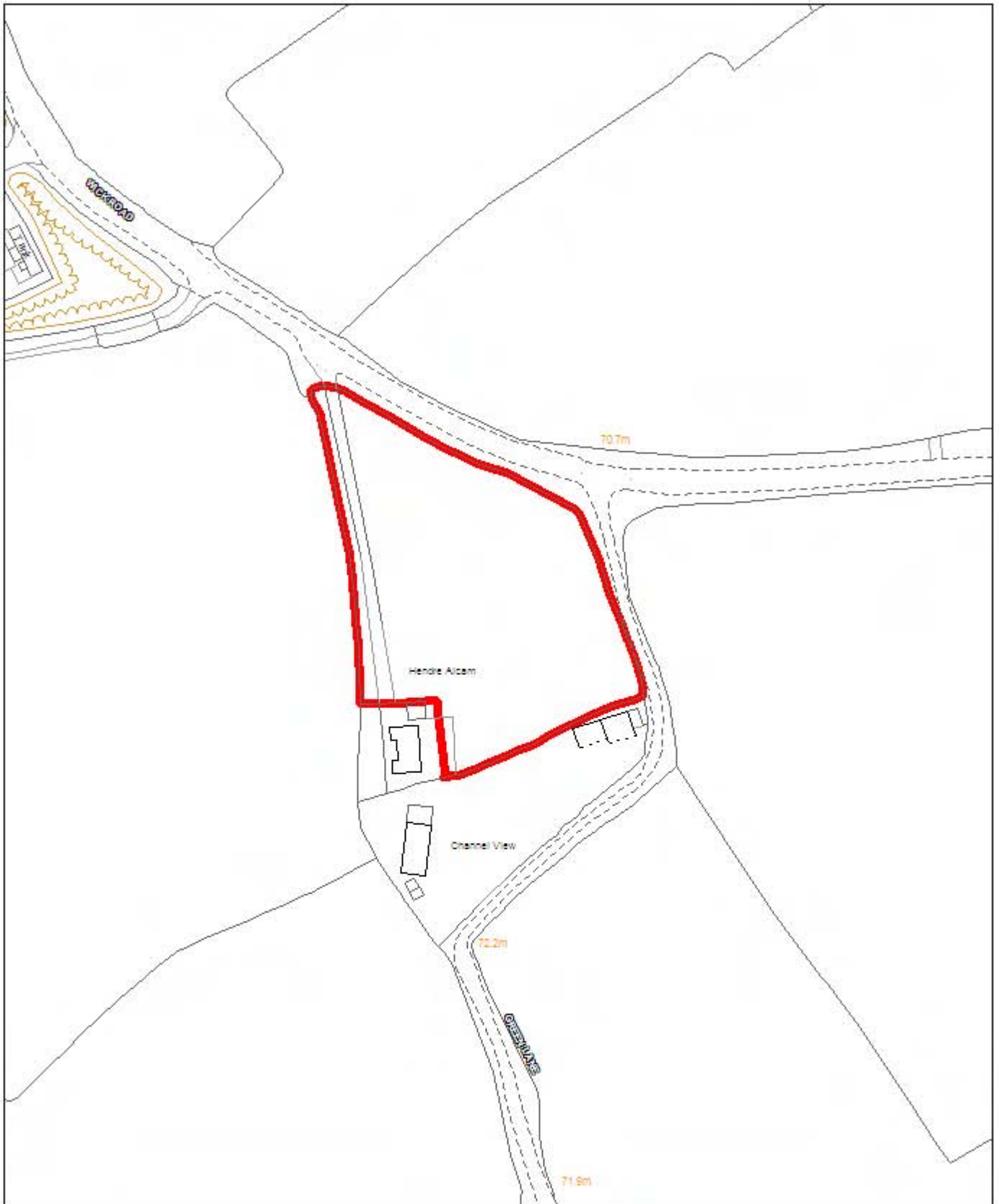
Cwm Colhuw, Llantwit Major

Site Name Cwm Colhuw, Llantwit Major.**ID** 17**Site Details**

Site Area (Ha)	15.89	Asset No	Various
Ward	Llantwit Major	Easting	296190
Current Use	Agriculture / Nature Reserve.	Northing	167589
Agricultural Land Classification	Grade 5.		

Site Constraints

Access	Poor - limited access from existing highway network.
Topography	Steep sloping site from valley floor, not conducive to the proposed use.
Flooding	Valley floor subject to significant flooding which impacts on northern part of site.
Surface Water Flooding	There is significant surface water flooding in the valley bottom to north but not directly impacting on site.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	PROW Nos.2/4/6 run across the site.
SINC	C47-S1, C47-S2
Other Designations UDP	ENV 5 - Glamorgan Heritage Coast, REC 12(ii) Along the Hoddnant, Llantwit Major.
Other Designations	Scheduled ancient monument across large part of site.
Hazards	None identified.
Estates Issues	Owning department - Environmental and Economic Regeneration. Partly let to Glamorgan Wildlife Trust as a nature reserve.
Legal Issues	Not consulted.
Parks Comments	Land in question is Parks, Highways & Economic Development. The parks land is used extensively by local people for both passive and active recreation. Managed as an ecological area. Probable implications under s123 of the LGA 1972.
Countryside Comments	Although site owned by Council existing lease arrangement with Glamorgan Wildlife Trust puts site out of effective control until the end of the lease period.
General Comments	Site located within Glamorgan Heritage Coast. Leased to Glamorgan Wildlife Trust as nature reserve. Tourism use associated with coastal and coastal path. Undeveloped coastal zone.
Assessment	Location of site within Glamorgan Heritage Coast, site topography, current use and lease arrangements preclude consideration for alternative use. No further consideration deemed necessary.



Site ID: 18

Land at Wick Road, Llantwit Major

Site Name	Land at Wick Road, Llantwit Major.	ID	18
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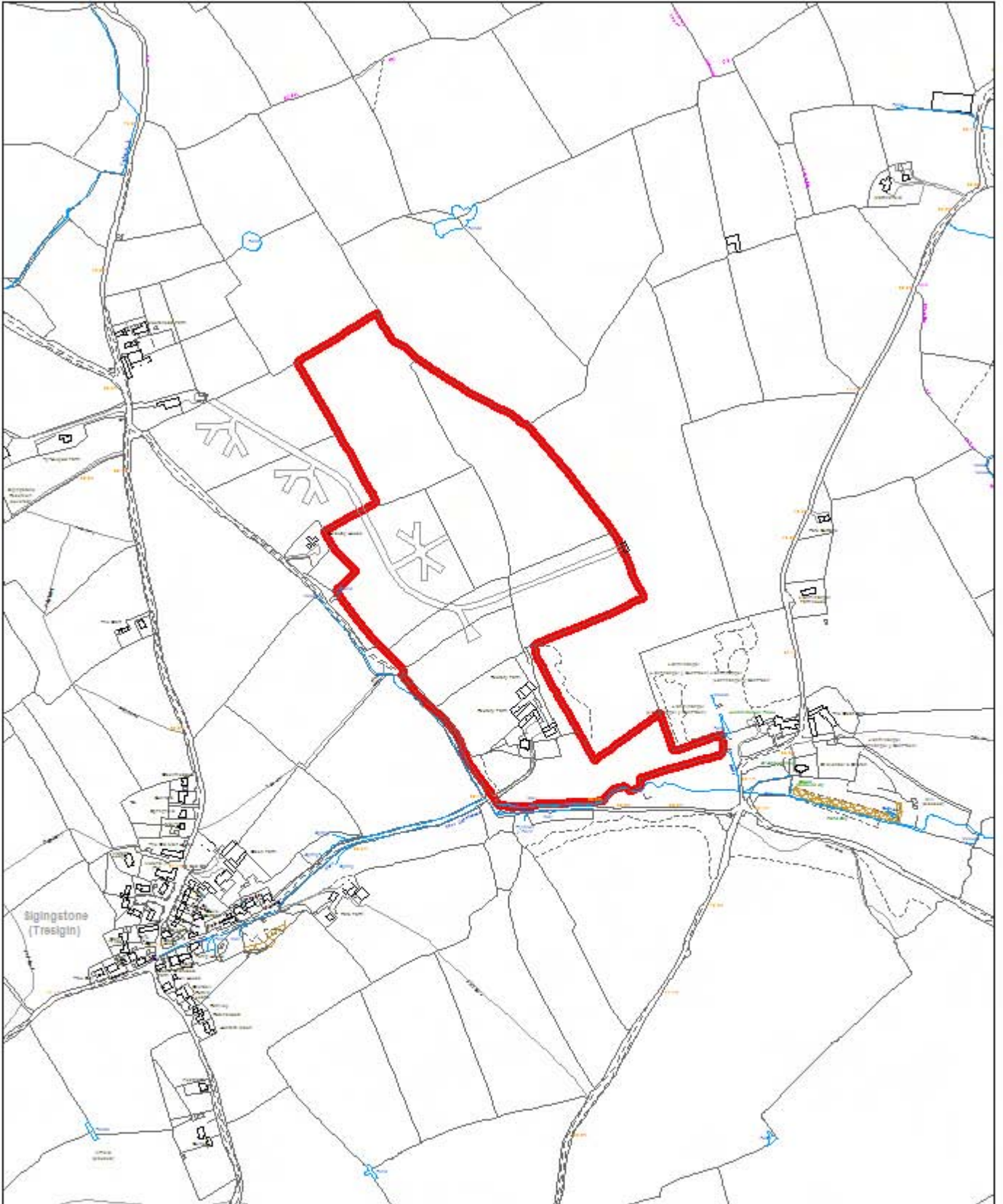
Site Details

Site Area (Ha)	0.912	Asset No	11911
Ward	Llantwit Major	Easting	295615
Current Use	Use uncertain - seems to be rough ground.	Northing	169344

Agricultural Land Classification Grade 2.

Site Constraints

Access	Good - from existing highway network.
Topography	Level.
Flooding	The site is unaffected by flooding.
Surface Water Flooding	The site is not affected by surface water flooding.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	PROW No.20 adjacent to eastern boundary of site.
SINC	None.
Other Designations UDP	None.
Other Designations	None.
Hazards	None identified.
Estates Issues	Owning department - Parks and Grounds Maintenance. The loss of this land would be subject to the requirements of S123 of the Local Government Act (the loss of public open space sections).
Legal Issues	The land is subject to rights of drainage and rights in respect of supply of water, gas, electricity and other services.
Parks Comments	Land used for grazing purposes, this site is now being considered for disposal subject to Cabinet approval. Probable implications under s123 of the LGA 1972. From an open space perspective this is not a suitable site for use by Gypsy and Travellers.
Countryside Comments	Not consulted.
General Comments	While identified as open space, the site would appear to be utilised by adjacent properties as a part of the residential curtilage. Outside residential settlement boundary. Good access from Wick Road. Site recently sold by Council.
Assessment	The site is no longer within the ownership of the Council. No further consideration deemed necessary.



Site ID: 19

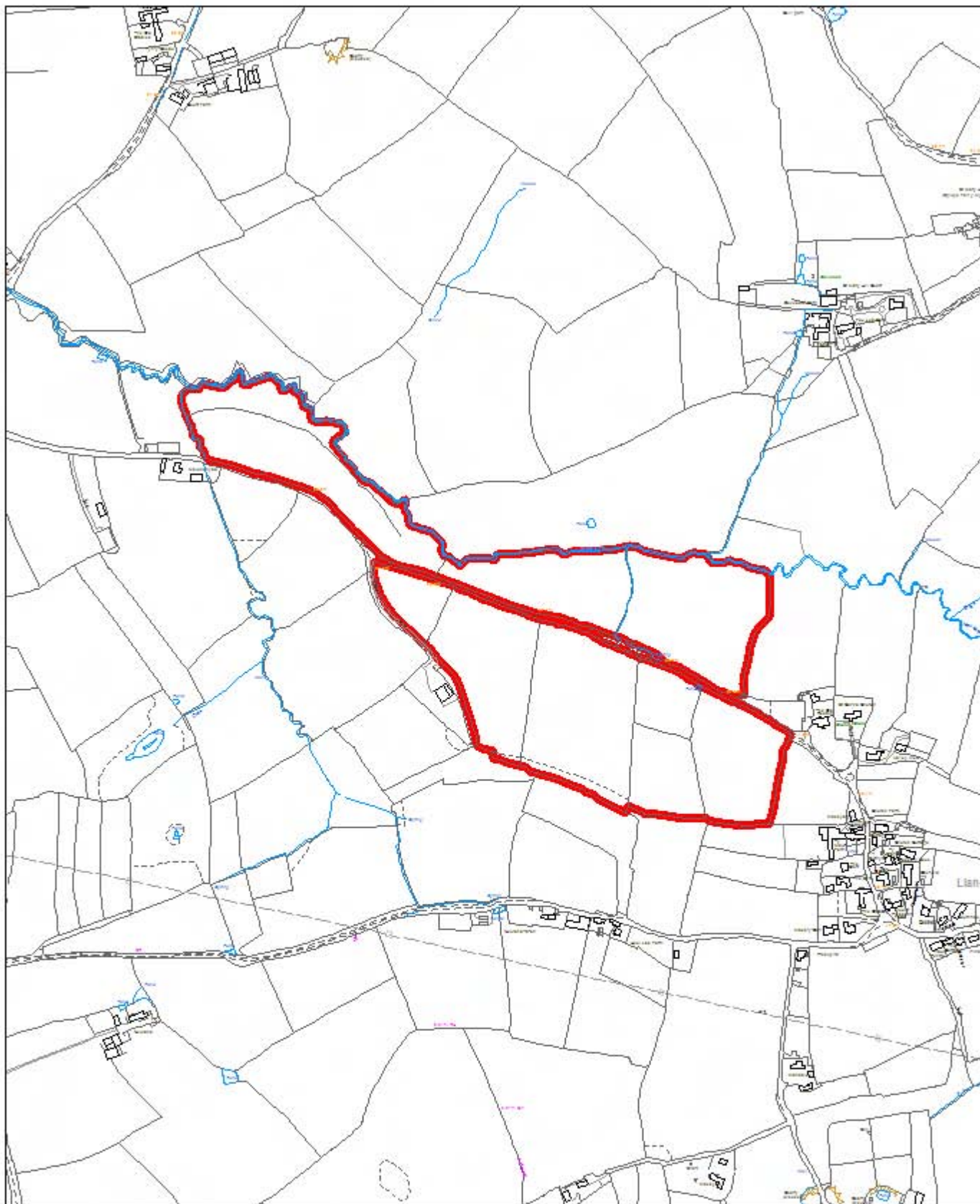
Rectory Farm, Llanmihangel

Site Name Rectory Farm, Llanmihangel.**ID** 19**Site Details**

Site Area (Ha)	18.10	Asset No	20865/20895
Ward	Llandow / Ewenny	Easting	297725
Current Use	Agriculture - Farm unit.	Northing	172177
Agricultural Land Classification	Grade 3.		

Site Constraints

Access	Fair - from existing highway network.
Topography	Level.
Flooding	Southern boundary of site affected by Zone C2 flooding.
Surface Water Flooding	There is a small band of surface water flooding along the southern boundary of site.
Special Landscape Area	A small part of the site on the eastern edge is within the Lower Thaw Valley Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The southern part of site is within the Llanmihangel conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	PROW No.1 crosses centre of site.
SINC	D31 TN27, D31 TN28
Other Designations UDP	None.
Other Designations	Site impacts on Llanmihangel Place Park and Garden (setting).
Hazards	None identified.
Estates Issues	Owning department - The site is not owned by the Vale of Glamorgan Council. The site is owned by the Welsh Church Act Estate Committee and is let to a tenant on a full agricultural tenancy. The land is therefore not available for any alternative use.
Legal Issues	Not consulted.
Parks Comments	Not consulted.
Countryside Comments	Not consulted.
General Comments	Welsh Church Acts land. Let for agricultural use. Rural location.
Assessment	Current ownership considered to preclude alternative use. No further consideration deemed necessary.



Site ID: 20

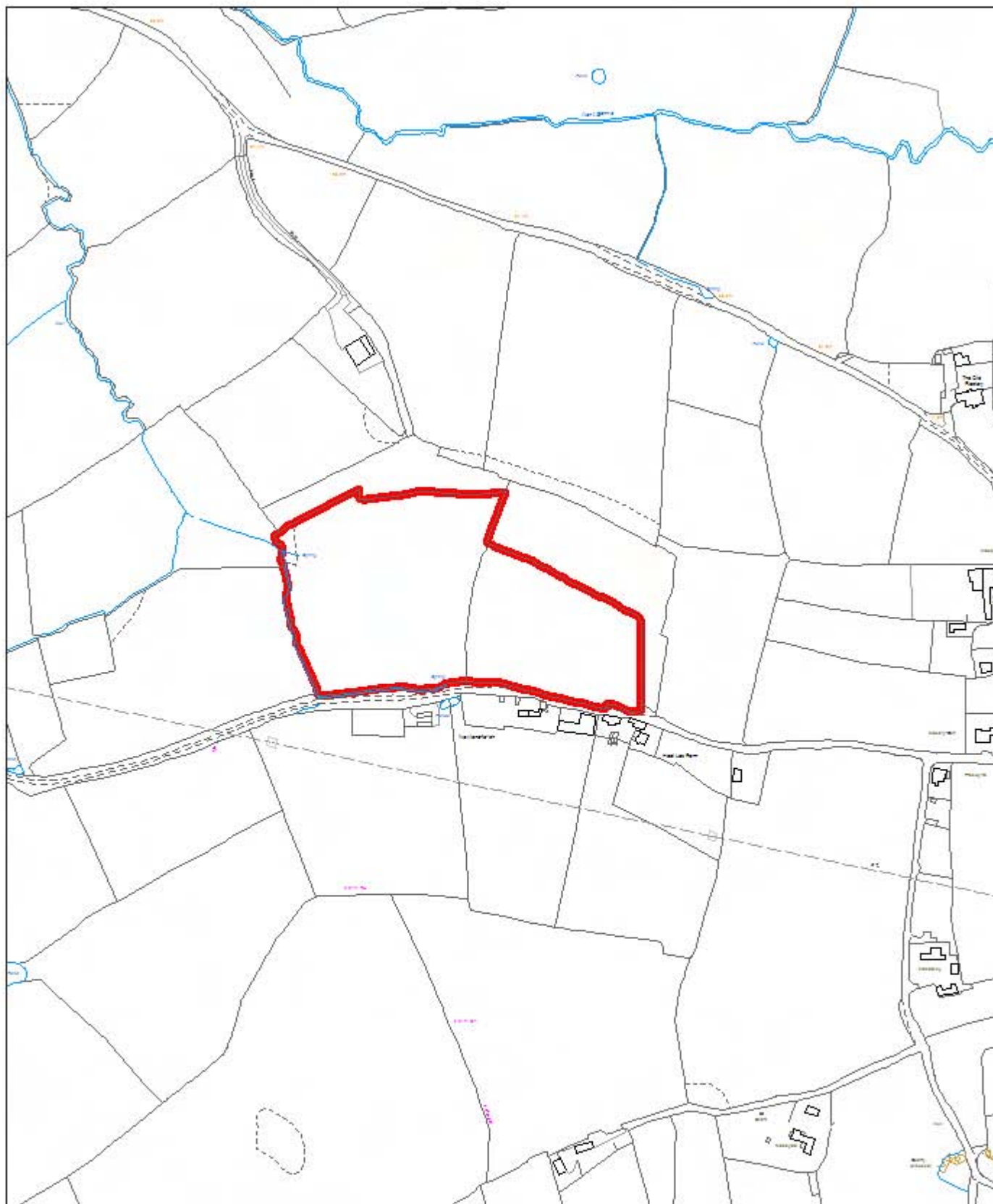
Land north west of Llangan

Site Name Land north west of Llangan.**ID** 20**Site Details**

Site Area (Ha)	19.26	Asset No	Various
Ward	Llandow / Ewenny	Easting	295060
Current Use	Agriculture.	Northing	178132
Agricultural Land Classification	Grade 4.		

Site Constraints

Access	Good - from existing highway network.
Topography	Gently sloping site.
Flooding	Northern part of site affected by Zone C2/B flooding.
Surface Water Flooding	A significant area of surface water flooding impacts the northern part of site.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The eastern part of site is within the Llangan conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	None affecting the site.
SINC	A7 TN9, A7 TN11, A7 TN12,
Other Designations UDP	None.
Other Designations	None.
Hazards	None identified.
Estates Issues	Owning department - The site is not owned by the Vale of Glamorgan Council. The site is owned by the Welsh Church Act Estate Committee. The Council has no right to use the land for any alternative use.
Legal Issues	Not consulted.
Parks Comments	Not consulted.
Countryside Comments	Not consulted.
General Comments	Welsh Church Acts Land. Rural location. Large site requires further consideration.
Assessment	Current ownership considered to preclude alternative use. No further consideration deemed necessary.



Site ID: 21

Site west of Llangan

Site Name	Land west of Llangan.		ID	21
Site Details				
Site Area (Ha)	4.33	Asset No	21016/21018	
Ward	Llandow / Ewenny	Easting	295196	
Current Use	Agriculture.	Northing	177649	
Agricultural Land Classification	Grade 4.			
Site Constraints				
Access	Good - from existing highway network.			
Topography	Level.			
Flooding	The site is unaffected by flooding.			
Surface Water Flooding	Localised areas of surface water flooding across site.			
Special Landscape Area	The site is not within a Special Landscape Area.			
Green Wedge	The site is not within a Green Wedge designation.			
Conservation Area	The site is not within a designated conservation area.			
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.			
PROW	PROW No.4 crosses south western corner.			
SINC	None.			
Other Designations UDP	None.			
Other Designations	None.			
Hazards	None identified.			
Estates Issues	Owning department - The site is not owned by the Vale of Glamorgan Council. The site is owned by the Welsh Church Act Estate Committee. The Council has no right to use the land for any alternative use.			
Legal Issues	Not consulted.			
Parks Comments	Not consulted.			
Countryside Comments	Not consulted.			
General Comments	Welsh Church Acts Land. Rural location.			
Assessment	Current ownership considered to preclude alternative use. No further consideration deemed necessary.			



Site ID: 22

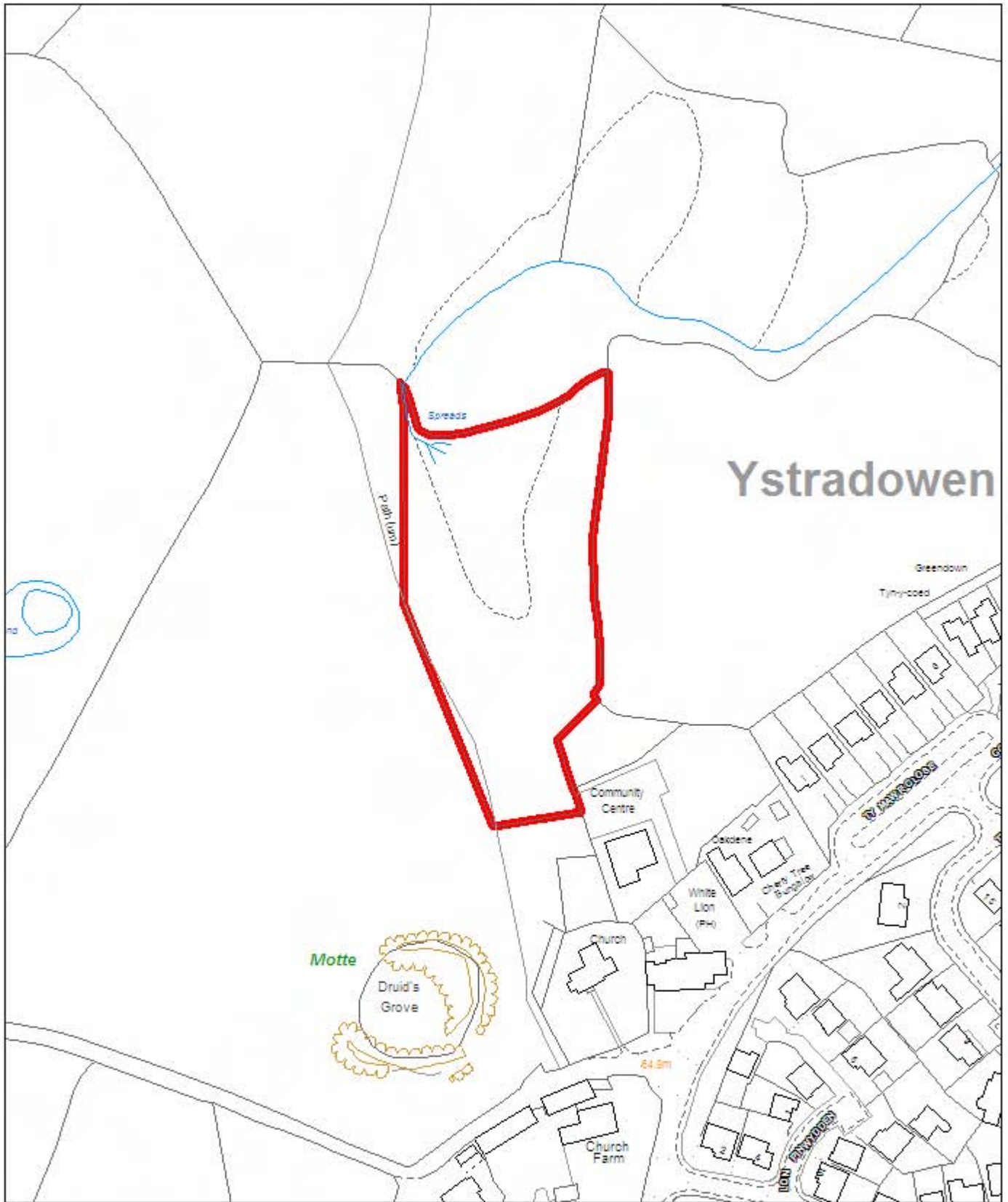
Land east of Llangan

Site Name Land east of Llangan.**ID** 22**Site Details**

Site Area (Ha)	0.76	Asset No	23718
Ward	Llandow / Ewenny	Easting	296380
Current Use	Gypsy / Traveller Site.	Northing	177692
Agricultural Land Classification	Grade 3c.		

Site Constraints

Access	Good - from existing highway network.
Topography	Generally level - sloping down from south east corner.
Flooding	The site is unaffected by flooding.
Surface Water Flooding	The site is largely unaffected by surface water flooding but there is a large band of surface water flooding located to north of the site.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	None affecting the site.
SINC	None.
Other Designations UDP	None.
Other Designations	None.
Hazards	None identified.
Estates Issues	Owning department - Housing. The site is currently used as a Gypsy and Traveller site. There may be implications to consider under S123 of the Local Government Act relating to the loss of Public Open Space. Legal advice should be sought as a result.
Legal Issues	No legal restriction on the land. Designated as Housing Land so s123 Public Open Space loss is not an issue.
Parks Comments	Not consulted.
Countryside Comments	Not consulted.
General Comments	Site currently used as unauthorised Gypsy and Traveller site. Existing services to site. Reasonable road access. Rural location. Site could accommodate additional capacity.
Assessment	The site is owned by the Council and has an accepted long standing use as a Gypsy and Traveller site and there is scope to increase the capacity of the site should the investment become available. 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 as a Minor Rural Settlement.



Site ID: 23

Land north west of Ystradowen

Site Name Land north west of Ystradowen.

ID

Site Details

Site Area (Ha)	0.82	Asset No	34460
Ward	Cowbridge	Easting	301106
Current Use	Agriculture / Grazing.	Northing	177789
Agricultural Land Classification	Grade 3.		

Site Constraints

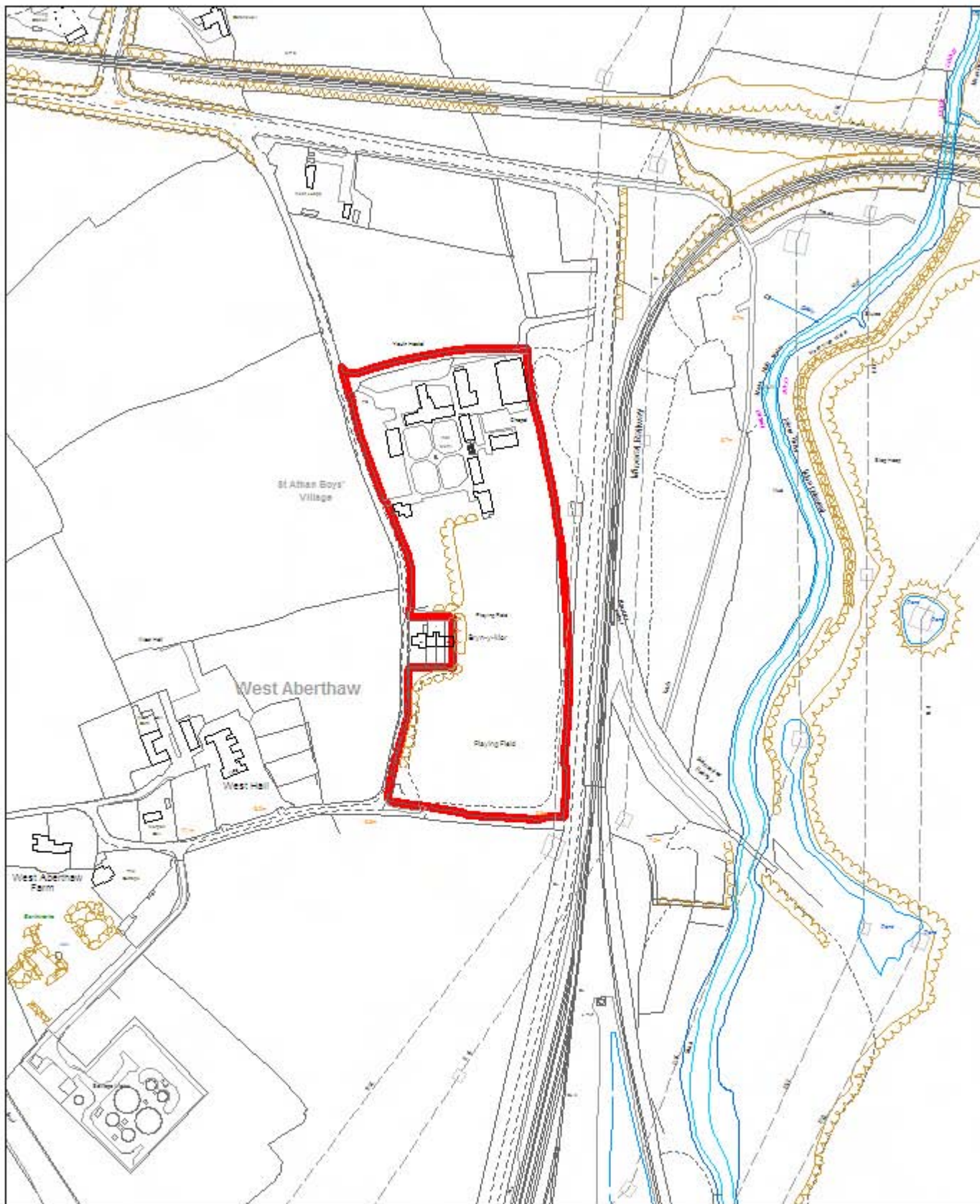
Access	Poor - no obvious direct access.
Topography	Level.
Flooding	The site is unaffected by flooding.
Surface Water Flooding	The site is not directly affected but a large area of surface water flooding is located to north.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	PROW Nos.1/2 in close proximity to eastern boundary.
SINC	A9W3 to immediate north of site.
Other Designations UDP	None.
Other Designations	Site close to Scheduled ancient monument.
Hazards	None identified.
Estates Issues	Owning department - Parks and Grounds Maintenance. The land was acquired by virtue of a S106 Agreement for the use of the land as a junior pitch facility. The sites future use may be restricted as a result. The sites access was acquired by compulsory purchase on the basis of accessing a Junior Pitch Facility and therefore access for any other use may be prohibited.
Legal Issues	Restrictive Covenant for use as a playing field. Claw back payment provision for any planning change of use in favour of the previous owner.
Parks Comments	Recently developed by the Council in conjunction with the Ystradowen Sports and Community Association as a recreation ground. This is a fully developed public open space providing local residents a comprehensive recreational open space. Access to the site is by license over private land. In the Vale of Glamorgan Adopted UDP there is an identified deficit of POS. Probable implications under s123 of the LGA 1972. The site has a large area of ecologically managed wetland and there are issues with standing water and drainage. There are environmental implications at this site. From an open space perspective this site is not suitable for use as a Gypsy and Traveller site.
Countryside Comments	Not consulted.
General Comments	Rural location. No apparent access. Close to community centre.
Assessment	Current use, legal issues and access issues are considered to preclude the site for the alternative proposed use. No further consideration deemed necessary.



Site ID: 24

Land north east of Ystradowen

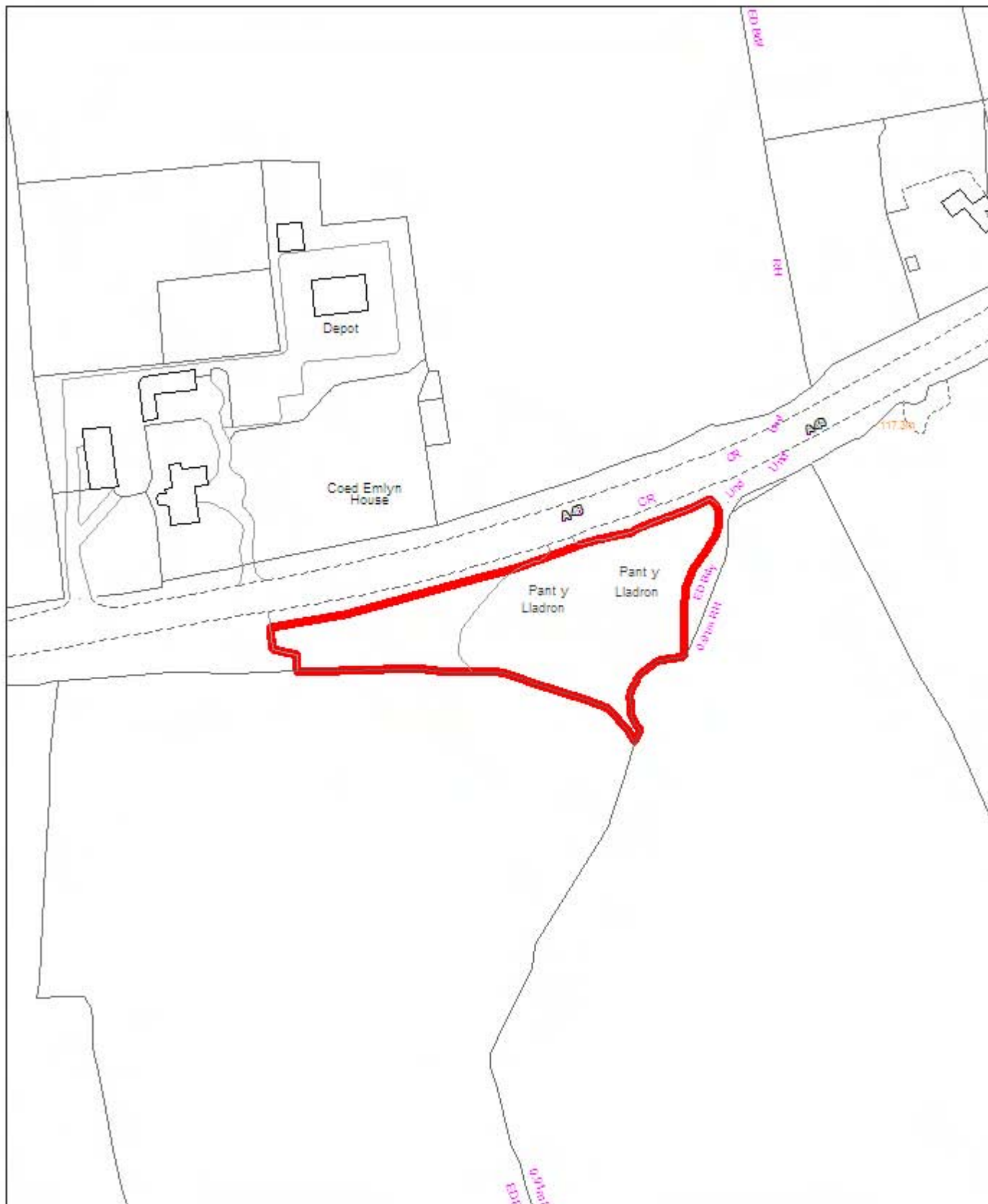
Site Name	Land north east of Ystradowen.		ID	24
Site Details				
Site Area (Ha)	0.63	Asset No	17401	
Ward	Cowbridge	Easting	301492	
Current Use	Agriculture - Grazing / Pasture.	Northing	177948	
Agricultural Land Classification	Grade 3b - 1986 Grade 3 sub division plan.			
Site Constraints				
Access	Poor - limited access to highway via existing track.			
Topography	Gently sloping site, ground rising approx 10 metres across the site to the south west corner			
Flooding	The site is unaffected by flooding.			
Surface Water Flooding	The northern edge of the site is affected by surface water flooding but not enough to exclude the site from further consideration.			
Special Landscape Area	The site is not within a Special Landscape Area.			
Green Wedge	The site is not within a Green Wedge designation.			
Conservation Area	The site is not within a designated conservation area.			
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.			
PROW	None affecting the site.			
SINC	None.			
Other Designations UDP	None.			
Other Designations	None.			
Hazards	None identified.			
Estates Issues	Owning department - Housing. The site was formerly a water treatment works. There could be remediation issues involved in using this site. Access restricted.			
Legal Issues	Local landowner previously claimed ownership.			
Parks Comments	Not consulted.			
Countryside Comments	Not consulted.			
General Comments	Adjacent to Ystradowen residential settlement boundary. Poor access. Possible issues associated with previous use (sewage treatment works) and legal issues. Part of larger candidate site 2166/CS1 (residential).			
Assessment	Legal issues resolved, land now registered to Vale of Glamorgan. Access is severely restricted and is considered to preclude the site from further consideration.			



Site ID: 25

Former Boys Village, West Aberthaw

Site Name	Former Boys Village, West Aberthaw.		ID	25
Site Details				
Site Area (Ha)	3.78	Asset No	33910	
Ward	St. Athan	Easting	302667	
Current Use	Vacant - For Sale.	Northing	167053	
Agricultural Land Classification	Other land primarily in non-agricultural use.			
Site Constraints				
Access	Good - from existing highway network.			
Topography	Level - previously developed site.			
Flooding	The site is unaffected by flooding.			
Surface Water Flooding	There is an isolated area of surface water flooding to north of site.			
Special Landscape Area	The site is not within a Special Landscape Area.			
Green Wedge	The site is not within a Green Wedge designation.			
Conservation Area	The site is not within a designated conservation area.			
Quarry Buffer Zone	The site is close to (30m) the Aberthaw quarry buffer zone to east.			
PROW	PROW No.11 to east of site.			
SINC	None.			
Other Designations UDP	ENV 6 - Undeveloped coast.			
Other Designations	None.			
Hazards	Site in close proximity to railway line.			
Estates Issues	There is a query relating to the Council's ownership of this site which may preclude alternative use.			
Legal Issues	Land is freehold but not owned by Council. In private ownership but mortgaged to the Council.			
Parks Comments	Not consulted.			
Countryside Comments	Not consulted.			
General Comments	Small part of site has extant consent for housing (10 units) conversion of buildings on northern part of site, application (2011/00109/FUL - renewal application). Rural / coastal location.			
Assessment	Site within undeveloped coastal zone as identified within UDP (unlikely to be continued within emerging LDP). Ownership precludes further consideration for the proposed alternative use. No further consideration deemed necessary.			



Site ID: 26

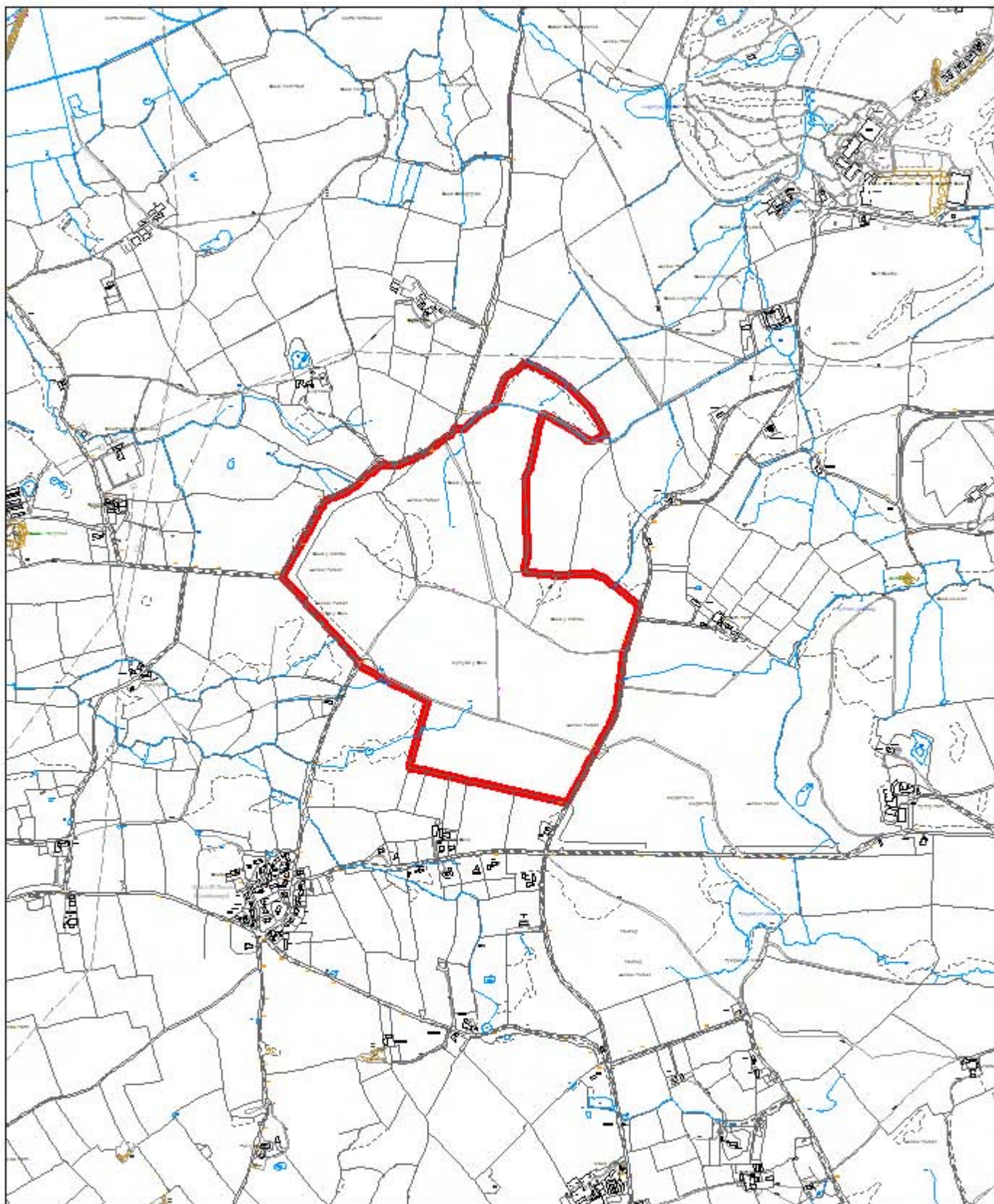
Pant Y Lladron Quarry, Tair Onen A48

Site Name Pant y Lladron Quarry, Tair Onen Store, A48.**ID** 26**Site Details**

Site Area (Ha)	0.55	Asset No	33320
Ward	Cowbridge	Easting	303001
Current Use	Highway Salt Depot.	Northing	173948
Agricultural Land Classification	Grade 2 - but unlikely to be suitable for agriculture given current use.		

Site Constraints

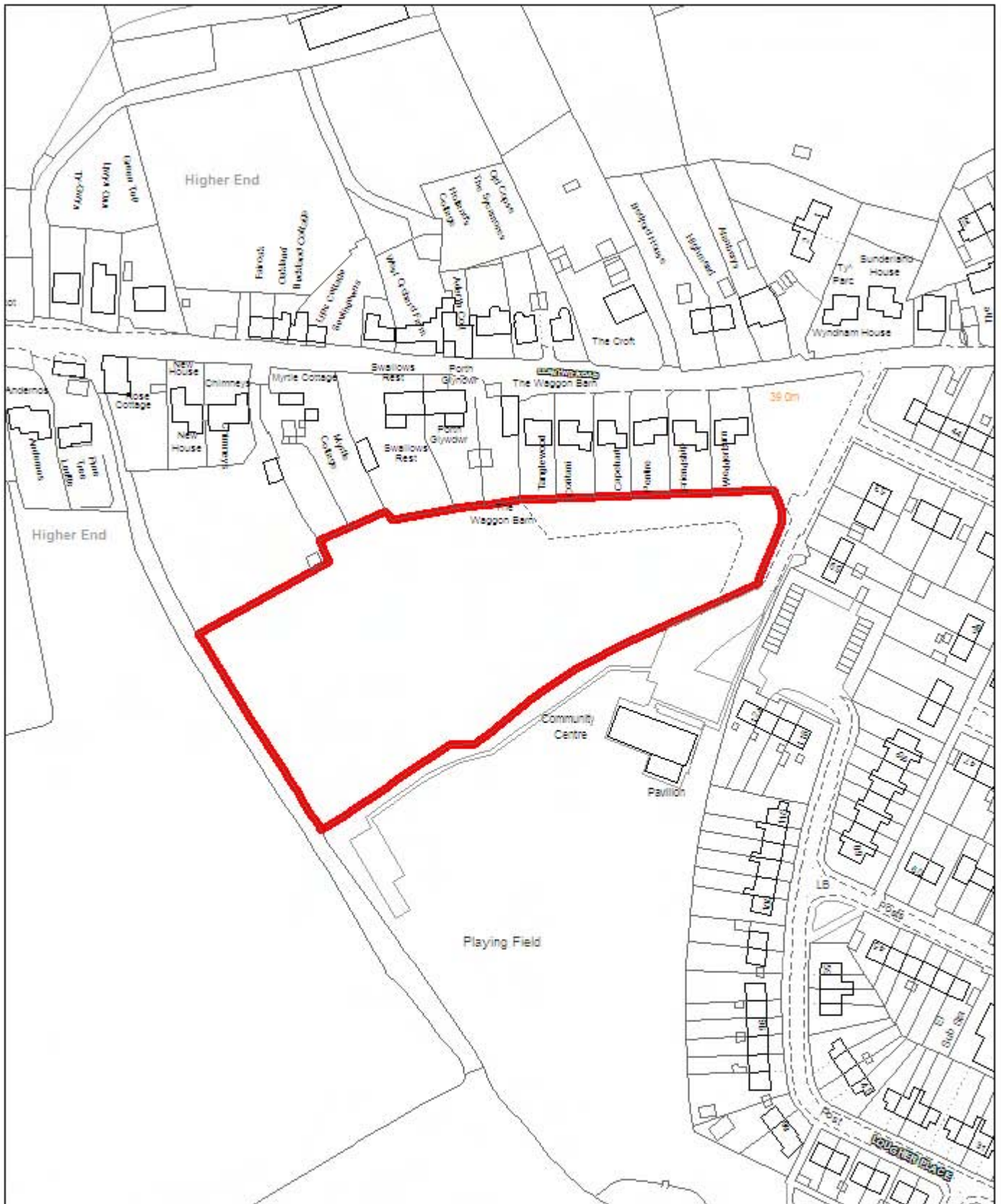
Access	Good - from existing highway network A48.
Topography	Level - used as a highways depot (salt store).
Flooding	The site is unaffected by flooding.
Surface Water Flooding	The site is not directly affected by surface water flooding but a large area of surface water flooding is located in close proximity to eastern boundary.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	None affecting the site.
SINC	None.
Other Designations UDP	None.
Other Designations	None.
Hazards	None identified.
Estates Issues	Estates have identified a note on GIS which states "no deeds" there may therefore be a title issue and this will need to be confirmed by the Council's legal department (see legal comments below). No other estates issues.
Legal Issues	Land is registered to the Vale of Glamorgan. There are no restrictions on the title. Used by Highways.
Parks Comments	Not consulted.
Countryside Comments	Not consulted.
General Comments	Site used as highway maintenance materials store. Subject to significant financial investment circa £300,000 recently to develop waste recycling centre in legal partnership with Cardiff and Bridgend councils.
Assessment	Current use and capital investment to develop waste recycling facility and associated legal issues considered to preclude this site from further consideration.



Site ID: 27

Land north of Welsh St. Donats

Site Name	Land north of Welsh St. Donats.		ID	27
Site Details				
Site Area (Ha)	65.20	Asset No	23775	
Ward	Peterston-super-Ely	Easting	303363	
Current Use	Forestry.	Northing	177054	
Agricultural Land Classification	Other land primarily in non-agricultural use.			
Site Constraints				
Access	Good from existing highway network.			
Topography	Varied.			
Flooding	The site is unaffected by flooding.			
Surface Water Flooding	This is a large site with small isolated areas of surface water flooding throughout.			
Special Landscape Area	The site is not within a Special Landscape Area.			
Green Wedge	The site is not within a Green Wedge designation.			
Conservation Area	The site is not within a designated conservation area.			
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.			
PROW	PROW Nos.23/25/41/63 cross the site.			
SINC	16-7-G1			
Other Designations UDP	None.			
Other Designations	None.			
Hazards	None identified.			
Estates Issues	Owning department - Estates. Land leased to the Forestry Commission on 999 year lease, lease expires 30th March 2927.			
Legal Issues	Not consulted.			
Parks Comments	Not consulted.			
Countryside Comments	Not consulted.			
General Comments	Large woodland block leased to Forestry Commission. Access could be accommodated in a number of locations. Rural location.			
Assessment	The lease of the site to the Forestry Commission precludes the proposed alternative use, no further consideration deemed necessary.			



Site ID: 28

Land south of Higher End, St. Athan

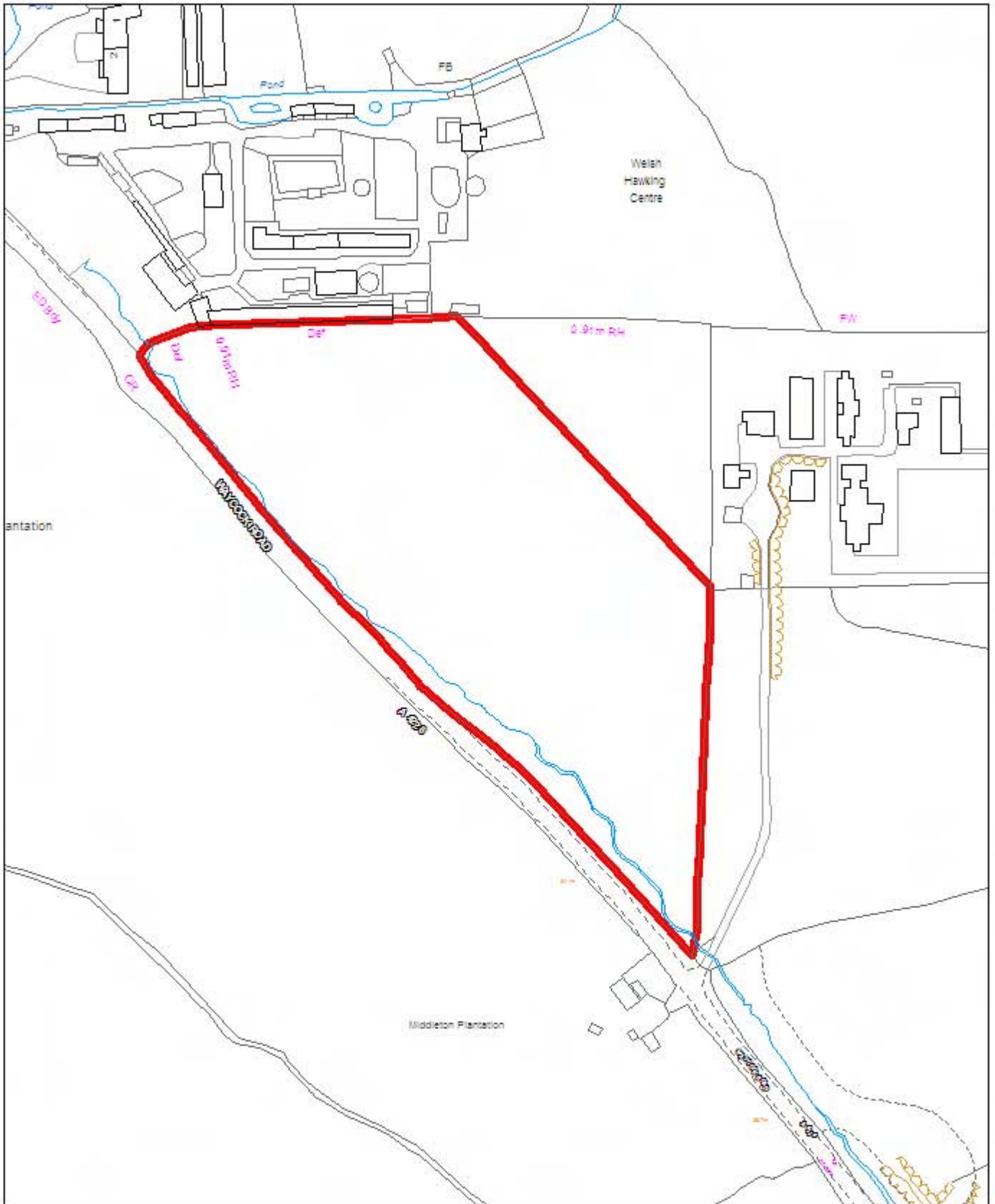
Site Name	Land south of Higher End, St. Athan.	ID	28
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Site Details

Site Area (Ha)	1.27	Asset No	33050
Ward	St. Athan	Easting	301287
Current Use	Open Space.	Northing	167915
Agricultural Land Classification	Grade 3a.		

Site Constraints

Access	Fair - site behind existing development. Limited access via community centre.
Topography	Level ground part of extended playing fields.
Flooding	The site is unaffected by flooding.
Surface Water Flooding	The site is largely unaffected by surface water flooding but there is an area of surface water flooding adjacent to southern boundary.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	PROW Nos.2/3/4 in close proximity of site.
SINC	None.
Other Designations UDP	None.
Other Designations	None.
Hazards	None identified.
Estates Issues	Owning department - Parks and Grounds Maintenance. The land is deemed as Public Open Space and therefore the loss to an alternative use would need to comply with the provisions of S123 of the Local Government Act 1972.
Legal Issues	The land is freehold and there are no legal restrictions on the title. Land might be Public Open Space.
Parks Comments	Developed as an extension to the existing recreation ground about 10 years ago in conjunction with the local community it is now used as a football pitch with an intensive sports drainage system. Adopted UDP identifies a deficiency of POS. There are issues with standing water and drainage at this site. Probable implications under s123 of the LGA 1972. From an open space perspective this site is not suitable for use as a site for Gypsy and Travellers.
Countryside Comments	Not consulted.
General Comments	Significant investment to develop sports field. Limited access potential.
Assessment	Current use as open space and legal issues associated with same are considered to preclude proposed alternative use. No further consideration deemed necessary.



Site ID: 29

Land south of Hawking Centre, Five Mile Lane, Barry

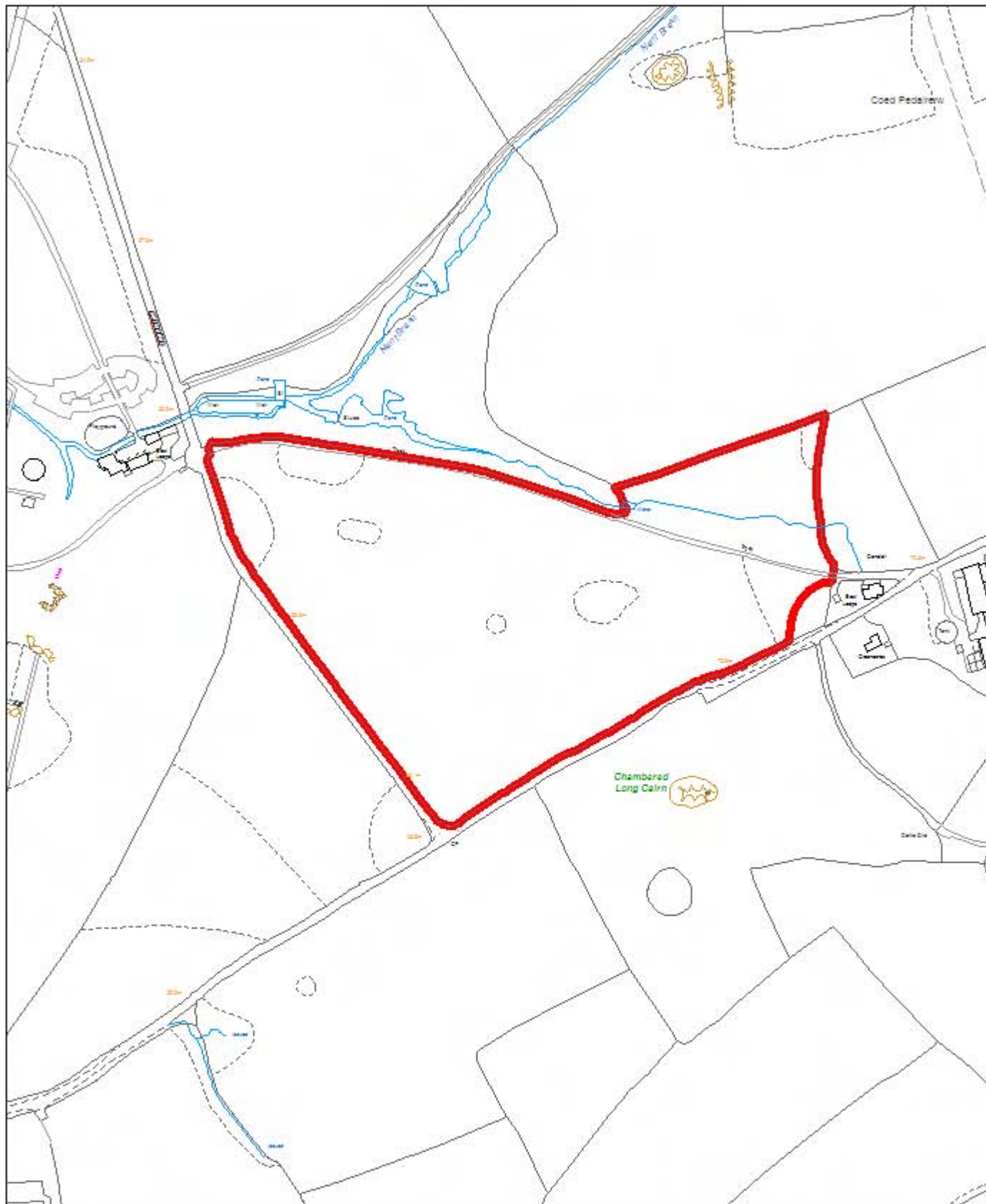
Site Name	Land south of Hawking Centre, 5 Mile Lane.	ID	29
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Site Details

Site Area (Ha)	2.09	Asset No	00241
Ward	Illtyd	Easting	309242
Current Use	Ancient woodland.	Northing	169044
Agricultural Land Classification	Primarily non agricultural land.		

Site Constraints

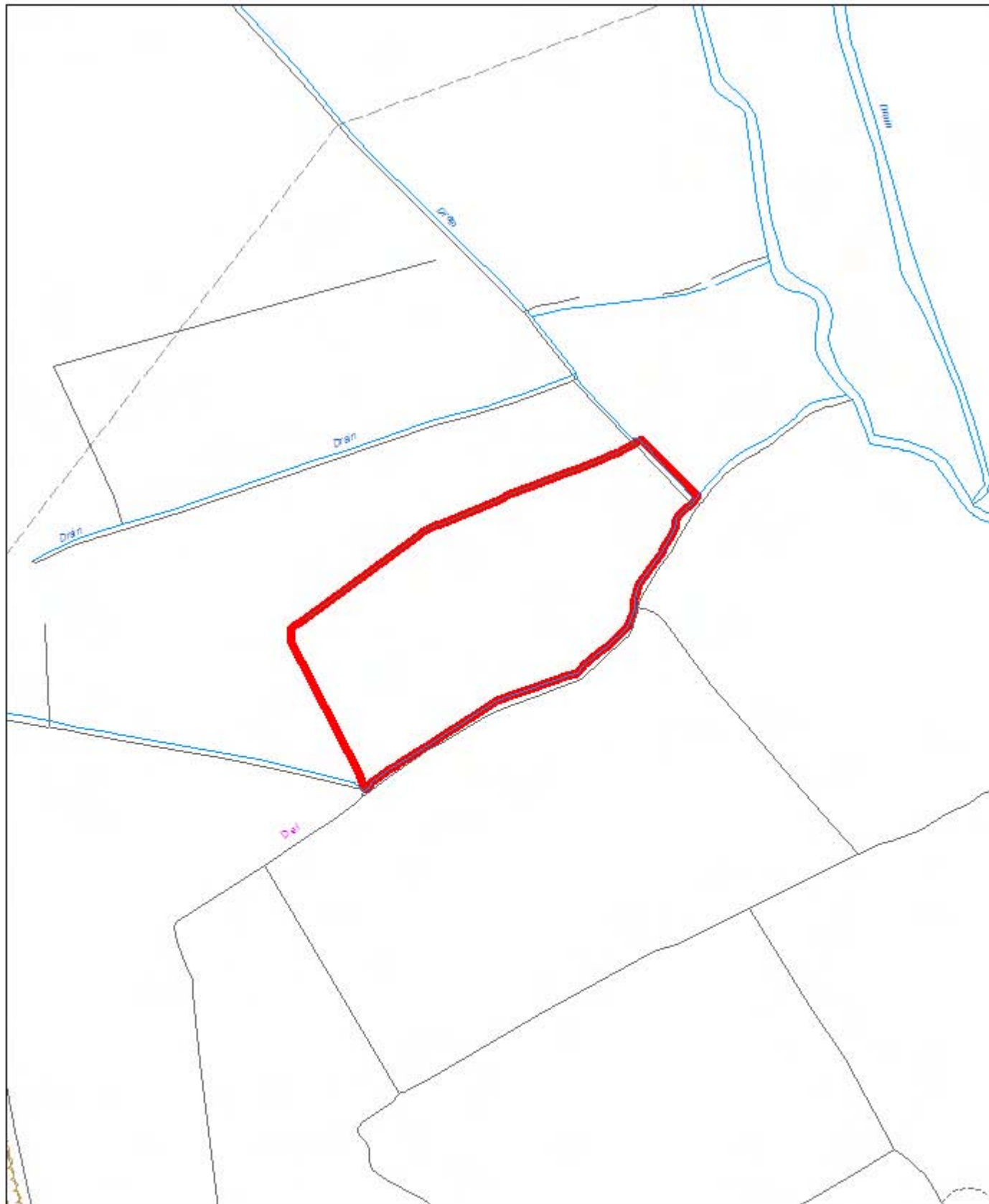
Access	Good - from existing highway network.
Topography	Gently sloping site.
Flooding	The site is unaffected by flooding.
Surface Water Flooding	There is a band of surface water flooding running through site.
Special Landscape Area	The site lies within the Duffryn Basin and Ridge Slopes Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	None affecting the site.
SINC	None.
Other Designations UDP	None.
Other Designations	Barry Woodland SSSI.
Hazards	None identified.
Estates Issues	Owning department - Parks and Grounds Maintenance. The land is deemed as Public Open Space and therefore the loss to an alternative use would need to comply with the provisions of S123 of the Local Government Act 1972.
Legal Issues	The land is freehold and there are no legal restrictions on the title. Land might be public Open Space.
Parks Comments	Part of Barry Woodlands SSSI. Not suitable for anything other than existing use as woodland. Environmental implications. From an open space perspective this site is not suitable for use as a site for Gypsy and Travellers.
Countryside Comments	Not consulted.
General Comments	Mature woodland block that should be protected.
Assessment	Significant woodland block that forms a part of the Barry Woodland Site of Special Scientific Interest and the loss of the site to the proposed alternative use would likely be strongly resisted by the Countryside Council for Wales. No further consideration deemed necessary.



Site ID: 30

Land east of Dyffryn House

Site Name	Land east of Duffryn House.		ID	30
Site Details				
Site Area (Ha)	7.40	Asset No	19605	
Ward	Wenvoe	Easting	309967	
Current Use	Agriculture - Grazing / Scrub.	Northing	172425	
Agricultural Land Classification	Grade 3.			
Site Constraints				
Access	Good - from existing highway network.			
Topography	Gently sloping site.			
Flooding	The site is unaffected by flooding.			
Surface Water Flooding	There are small bands of surface water flooding across the northern edge of site.			
Special Landscape Area	The site lies within the Duffryn Basin and Ridge Slopes Special Landscape Area.			
Green Wedge	The site is not within a Green Wedge designation.			
Conservation Area	The site is not within a designated conservation area.			
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.			
PROW	None affecting the site.			
SINC	34-G3, 34-W8			
Other Designations UDP	None.			
Other Designations	Site within setting of Duffryn House Park and Garden.			
Hazards	None identified.			
Estates Issues	Owning department - Environmental and Economic Regeneration. Some recollection of land being subject to grant conditions. Need to clarify the situation with Legal department.(see legal comments below).			
Legal Issues	The land is freehold and there are no legal restrictions on the use of the land.			
Parks Comments	Not consulted.			
Countryside Comments	Significant historic landscape value being part of the original Pryce and Cory Estates from the 18th century and possibly earlier. Contains valuable estate features including parkland planting and ornamental species. High ecological value currently being designated for apiary project and CCW bird seed project. Future proposals for heritage species orchard. Access issues - only access opposite Duffryn East lodge gates - poor vision splays and fast local traffic.			
General Comments	Rural location. Limited access from country lanes. Close to burial chamber. Land pending lease to National Trust.			
Assessment	Rural location. Land subject to Cabinet Minute C1342 (8th June 2011) recommendation to be leased to National Trust for period of 50 years. The proposed lease, the rural setting of Duffryn House and Gardens preclude further consideration of site for proposed alternative use. No further consideration deemed necessary.			



Site ID: 31

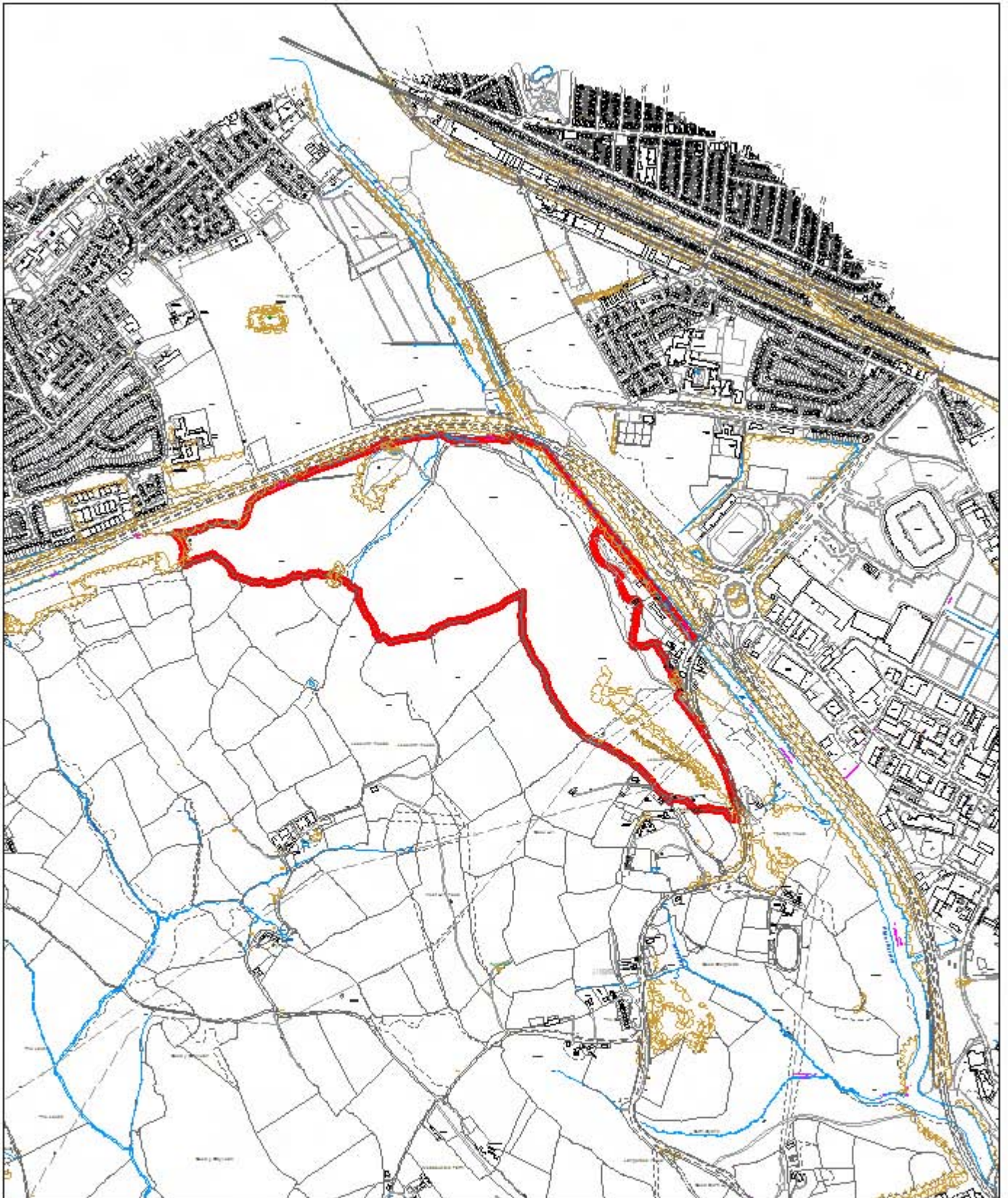
Land east of Wenvoe

Site Name Land east of Wenvoe.**ID** 31**Site Details**

Site Area (Ha)	0.85	Asset No	20925
Ward	Wenvoe	Easting	313134
Current Use	Agriculture.	Northing	172370
Agricultural Land Classification	Grade 2.		

Site Constraints

Access	Bad - no direct access to highway network. Access via field network only.
Topography	Level.
Flooding	Entire site affected by Zone B and C2 flooding.
Surface Water Flooding	The site is inundated by surface water flooding.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	None affecting the site.
SINC	None.
Other Designations UDP	None.
Other Designations	None.
Hazards	None identified.
Estates Issues	Owning department - The site is not owned by the Vale of Glamorgan Council. The site is owned by the Welsh Church Acts Estates Committee. The Council has no right to use the land for any alternative use.
Legal Issues	Not consulted.
Parks Comments	Not consulted.
Countryside Comments	Not consulted.
General Comments	Flooding issues should preclude site from further consideration.
Assessment	Current ownership, flooding and access issues preclude the alternative proposed use. No further consideration deemed necessary.



Site ID: 32

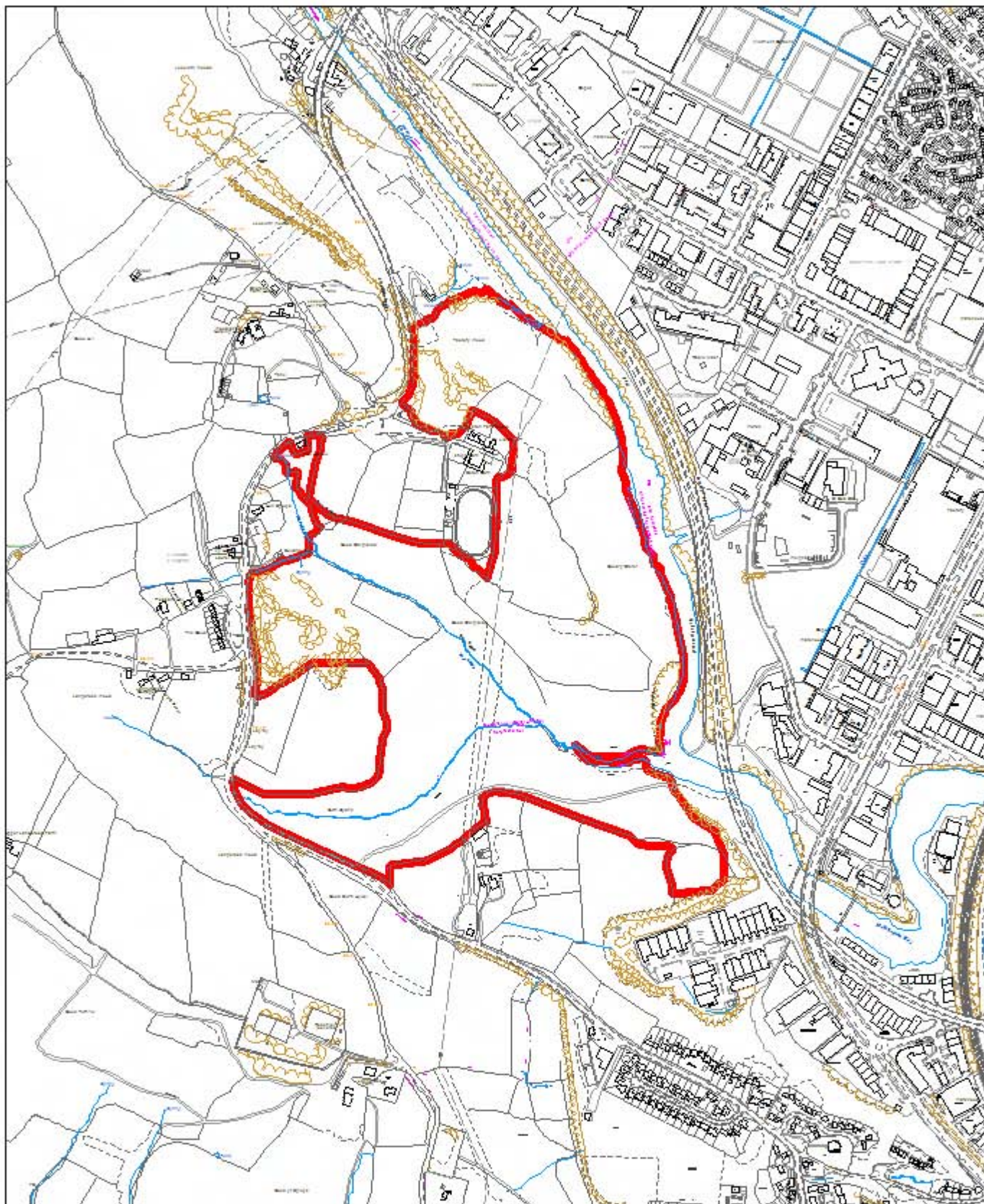
Leckwith Woods North

Site Name Leckwith Woods North.**ID** 32**Site Details**

Site Area (Ha)	60.93	Asset No	33400
Ward	Dinas Powys	Easting	315477
Current Use	Managed Woodland.	Northing	175270
Agricultural Land Classification	Various.		

Site Constraints

Access	Poor - limited access to south of site from Leckwith Hill. Topography likely to limit improved access.
Topography	Extreme variation across site. Topography likely to preclude development across most of site.
Flooding	Eastern edge of site affected by Zone B and C1 flooding.
Surface Water Flooding	Isolated areas of surface water flooding within site.
Special Landscape Area	The site is within the Cwrt yr Ala Basin Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	PROW No.1 crosses southern part of site.
SINC	None.
Other Designations UDP	None.
Other Designations	None.
Hazards	Adjacent site uses and river Ely.
Estates Issues	Owning department - Environmental and Economic Regeneration.
Legal Issues	Not consulted.
Parks Comments	Not consulted.
Countryside Comments	Mature ancient semi natural and planted ancient woodland sustainably managed for biodiversity, timber, recreation and landscape value. Important backcloth to Cardiff which serves as a natural pollution absorbing boundary between Cardiff and the rural Vale. Poor access. Strong objections to siting of proposed gypsy and traveller site for the reasons stated.
General Comments	Site forms important green backcloth to Cardiff. Topography of site unlikely to favour proposed use. Limited access. Managed woodland. Some anecdotal evidence that Gypsy and Travellers locate in the general Leckwith area.
Assessment	Large woodland block owned and managed by the Council. Isolated areas close to highway network may warrant further consideration although open areas have been planted to develop/enhance the managed woodlands. The general topography of the site may be an issue. It is considered that the location and importance of area as an important backcloth to Cardiff should be preserved and protected. No further consideration deemed necessary.



Site ID: 33

Leckwith Woods South

Site Name Leckwith Woods South.**ID** 33**Site Details**

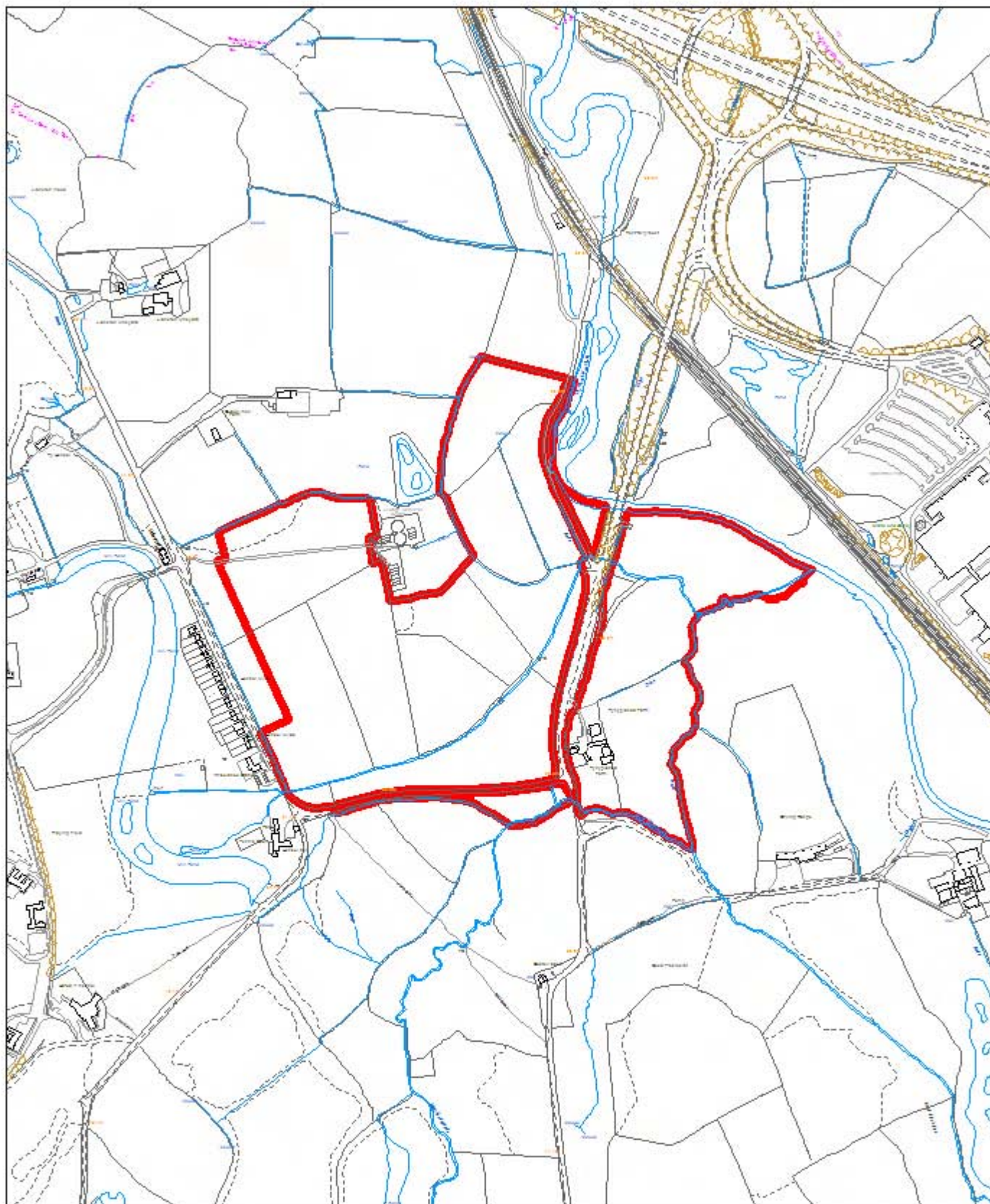
Site Area (Ha)	51.18	Asset No	29610
Ward	Dinas Powys	Easting	316181
Current Use	Managed woodland.	Northing	174264
Agricultural Land Classification	Various.		

Site Constraints

Access	Limited - from existing highway network via Leckwith Road. Topography likely to limit improved access to majority of the site.
Topography	Extreme variation across site. Topography likely to preclude development across most of site.
Flooding	Eastern edge of site affected by Zone B and C1 flooding.
Surface Water Flooding	There are surface water flooding bands across the centre of site with a large area along eastern boundary.
Special Landscape Area	The site is within the Cwrt yr Ala Basin Special Landscape Area.
Green Wedge	The site is unaffected by a Green Wedge designation but abuts the current Dinas Powys Green Wedge boundary to the south.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	None affecting the site.
SINC	27-8-W2, 28-1-W1
Other Designations UDP	None.
Other Designations	Cwm Cydfin SSSI covers southern part of site
Hazards	Proximity of site to river Ely
Estates Issues	Owning department - Environmental and Economic Regeneration.
Legal Issues	Not consulted.
Parks Comments	Not consulted.
Countryside Comments	Mature ancient semi natural and planted ancient woodland sustainably managed for biodiversity, timber production, recreation and landscape value. Large section of site designated as SSSI. Considerable replanting over last 15 years. The area is carefully managed on a sustainable continual cover basis. No formal public access. Steep sloping topography with deep cut tributaries that drain higher ground. Some illegal fly tipping which causes significant management problems. Significant objection to further consideration for proposed use which would cause inevitable encroachment and ultimate damage to an important multi functional natural resource.
General Comments	Site forms important green backcloth/ridge to Cardiff. Large site could offer some possibilities requires further investigation. Managed woodland, important habitats. Some access from Leckwith Road. Some anecdotal evidence that Gypsy and Travellers locate in the general Leckwith area.
Assessment	Large woodland block owned and managed by the Council. Isolated areas close to highway network may warrant further consideration although open areas have been planted to develop/enhance the managed

Site Name**Leckwith Woods South.****ID****33**

woodlands. The general topography of the site may be an issue. It is considered that the location and importance of area as an important backcloth to Cardiff should be preserved and protected. No further consideration deemed necessary.



Site ID: 34 & 35

Land north east of Hensol

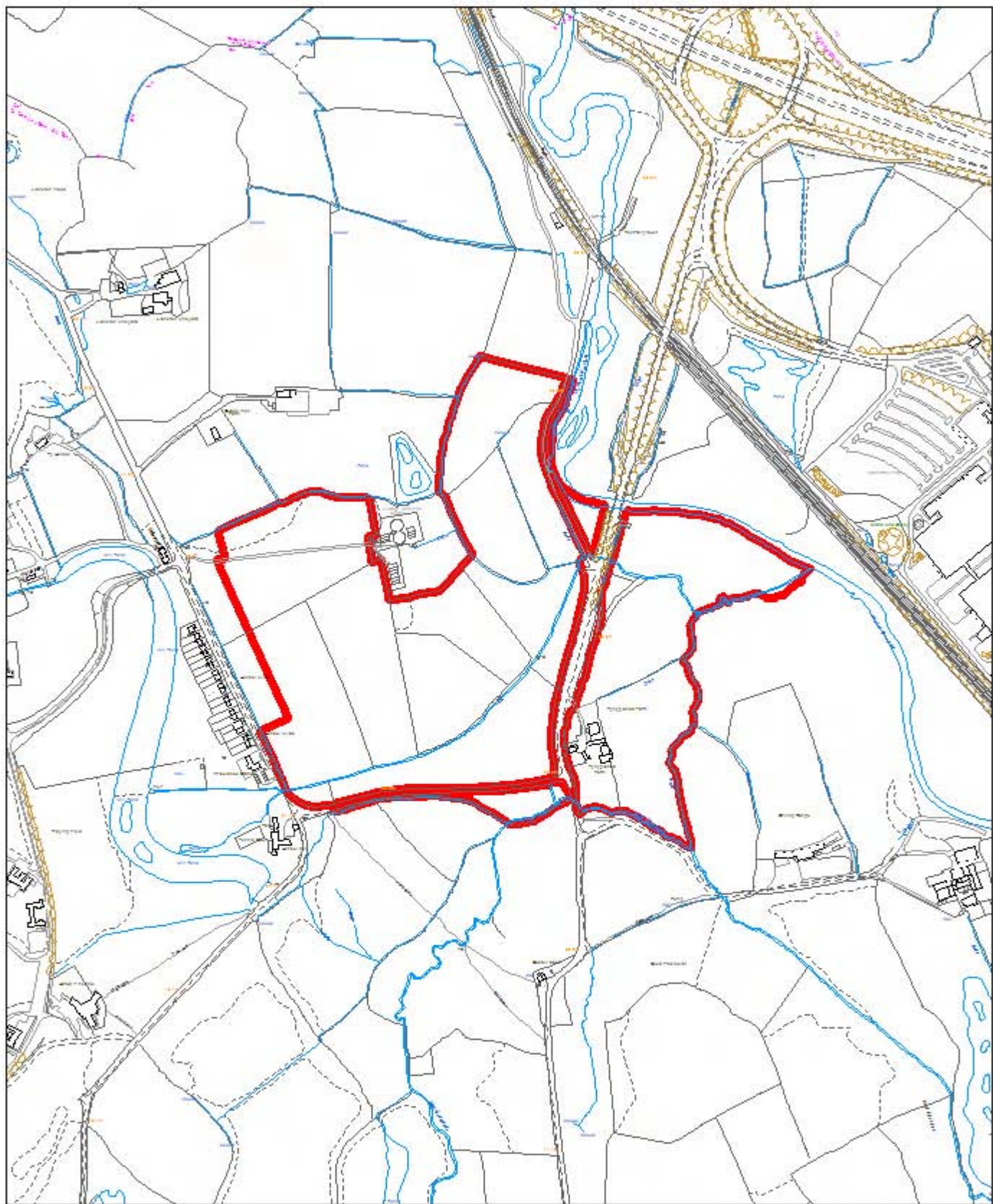
Site Name	Land north east of Hensol.	ID	34
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Site Details

Site Area (Ha)	20.38	Asset No	23780
Ward	Peterston super Ely	Easting	305537
Current Use	Agriculture.	Northing	179207
Agricultural Land Classification	Grade 3 / 4.		

Site Constraints

Access	Good - from existing highway network.
Topography	Unknown.
Flooding	Large parts of site affected by Zone B and C2 flooding.
Surface Water Flooding	There are significant areas of surface water flooding throughout site.
Special Landscape Area	The site is within the Ely Valley & Ridge Slopes Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	None affecting the site.
SINC	B4F1, B4F2, 10-3-G1
Other Designations UDP	MIN 3 - identified sand and gravel reserves (SG7 Gwaun Wen Farm)
Other Designations	Site adjacent to Hensol Castle setting for Park and Garden. Ely River SSSI abuts northern part of site.
Hazards	None identified.
Estates Issues	Owning department - Estates. Land of strategic importance and therefore an alternative use at this time would be resisted.
Legal Issues	Not consulted.
Parks Comments	Not consulted.
Countryside Comments	Not consulted.
General Comments	Isolated rural location. Substantial flooding.
Assessment	A strategic site close to the M4, development for alternative use would be resisted by Council Estates department. Numerous environmental constraints including large areas of surface water flooding. No further consideration deemed necessary.



Site ID: 34 & 35

Land north east of Hensol

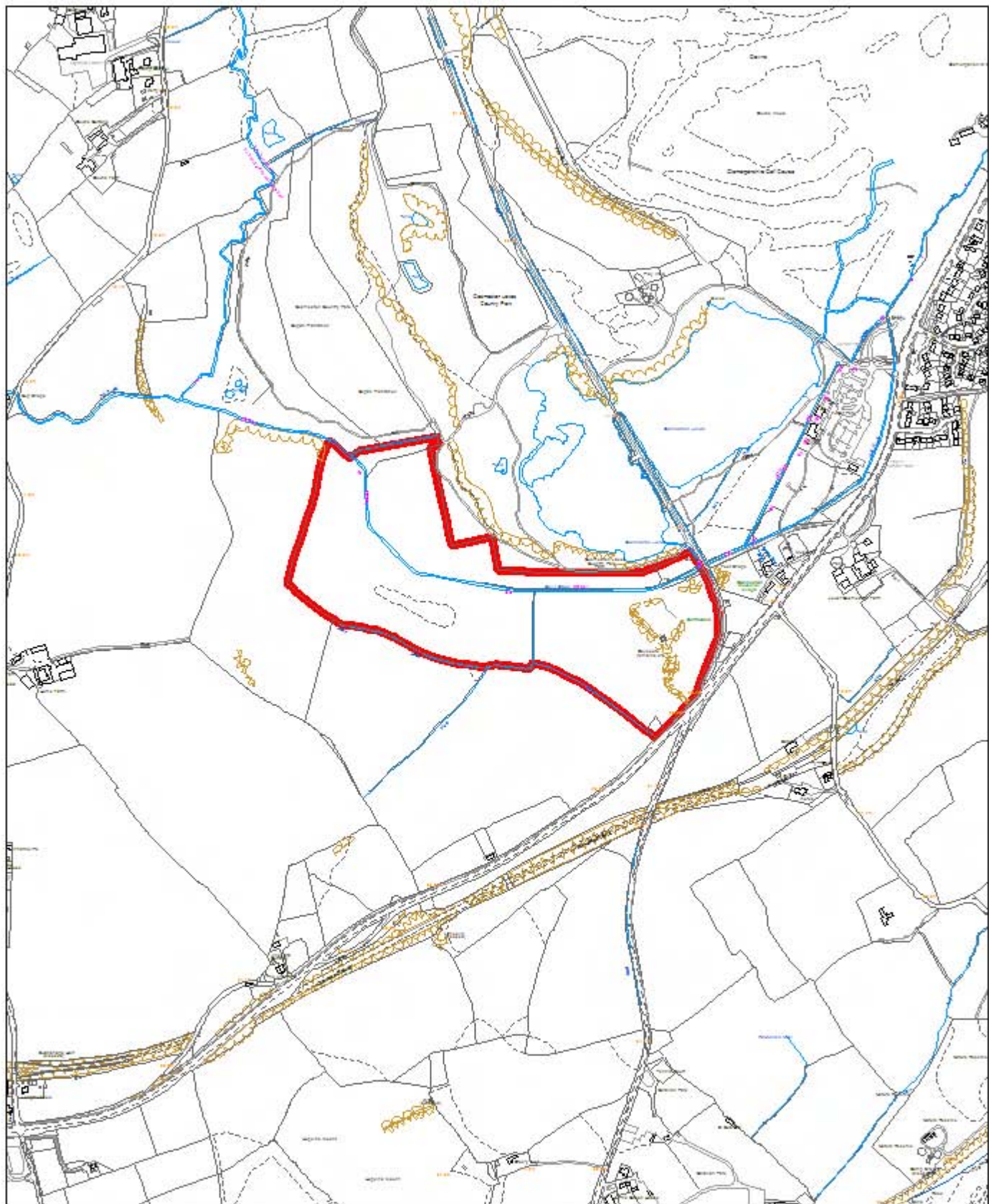
Site Name	Land north east of Hensol.	ID	35
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Site Details

Site Area (Ha)	7.49	Asset No	23779
Ward	Peterston super Ely	Easting	305704
Current Use	Agriculture.	Northing	179073
Agricultural Land Classification	Grade 4.		

Site Constraints

Access	Good - from existing highway network.
Topography	Unknown.
Flooding	Large parts of site affected by Zone B and C2 flooding.
Surface Water Flooding	There are significant areas of surface water flooding throughout site.
Special Landscape Area	The site is within the Ely Valley & Ridge Slopes Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	PROW Nos.11/38 adjacent to south of the site
SINC	B4F1, B4F2, 10-3-G1
Other Designations UDP	MIN 3 - identified sand and gravel reserves (SG8 Tynyplanca Farm)
Other Designations	Site crossed on northern boundary by Ely Valley SSSI.
Hazards	None identified.
Estates Issues	Owning department - Estates. Land is subject to a full agricultural tenancy agreement and is a working farm. Land of strategic importance and therefore an alternative use at this time would be resisted.
Legal Issues	Not consulted.
Parks Comments	Not consulted.
Countryside Comments	Not consulted.
General Comments	Rural location. Substantial flooding. Large site requires further investigation.
Assessment	A strategic site close to the M4, development for alternative use would be resisted by Council Estates department. Numerous environmental constraints including large areas of surface water flooding. No further consideration deemed necessary.



Site ID: 36

Land south west of Cosmeston Lakes Country Park

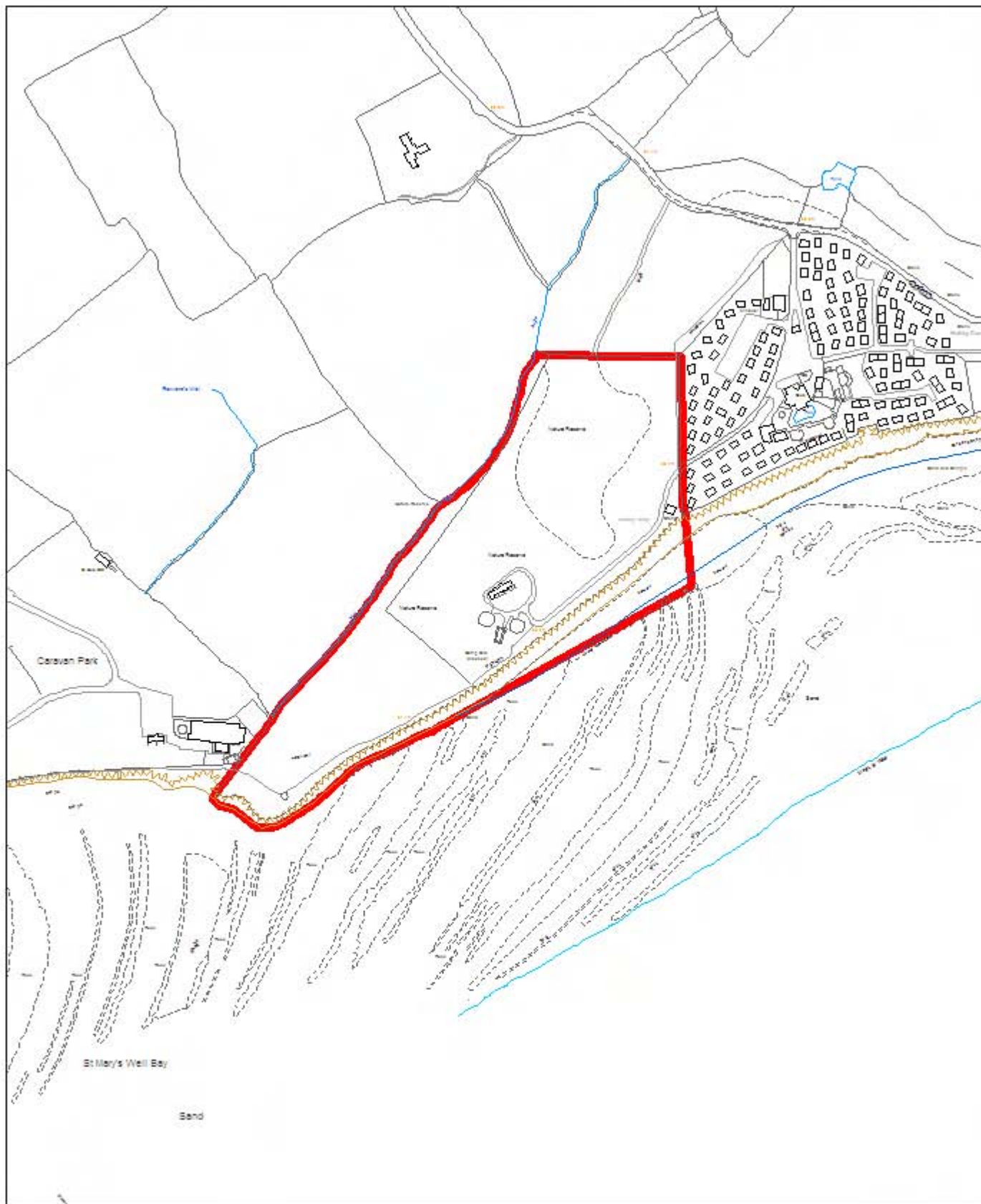
Site Name	Land south west of Cosmeston Country Park.	ID	36
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Site Details

Site Area (Ha)	18.50	Asset No	33680
Ward	Sully	Easting	317279
Current Use	Agriculture.	Northing	168911
Agricultural Land Classification	Grade 4.		

Site Constraints

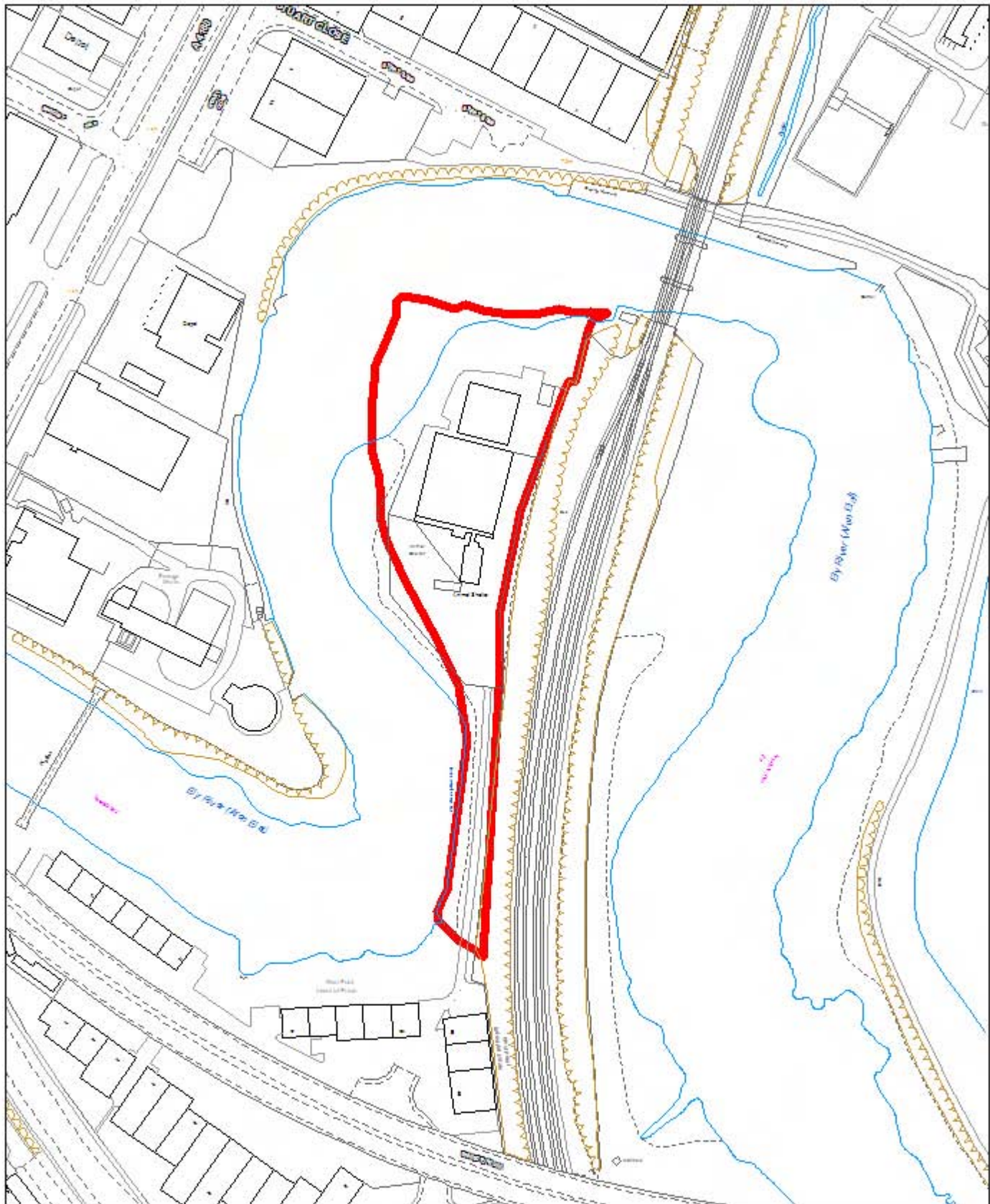
Access	Good - from existing highway but close to secondary access to country park.
Topography	Unknown.
Flooding	Site affected by Zone B and C2 flooding.
Surface Water Flooding	There is a small surface water flooding band across the site and major areas of surface water flooding in close proximity to the site.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	PROW No.4 crosses southern part of site.
SINC	52-3-G1
Other Designations UDP	REC 11(vii) Country Park Extension
Other Designations	Site adjacent to Cosmeston SSSI to north.
Hazards	None identified.
Estates Issues	Owning department - Environmental and Economic Regeneration. Land let annually on grazing licence.
Legal Issues	Not consulted.
Parks Comments	Not consulted.
Countryside Comments	Land gifted to authority to become a part of Cosmeston Lakes Country Park as POS to be used for the benefit of visitors to the park. The land is managed with grant from CCW as a wildflower meadow. Archaeological remains on the site (Cosmeston Manor, gardens and dovecote) currently being excavated by Cardiff University and monitored by CADW.
General Comments	Part of Cosmeston Lakes Country Park. UDP protection of open space.
Assessment	Current use and other constraints preclude further consideration of site for proposed alternative use. No further consideration deemed necessary.



Site ID: 37

Land near Lavernock Point

Site Name	Land near Lavernock Point.		ID	37
Site Details				
Site Area (Ha)	7.52	Asset No	17821	
Ward	Sully	Easting	318053	
Current Use	Managed Nature Reserve, woodland.	Northing	167947	
Agricultural Land Classification	Urban.			
Site Constraints				
Access	Bad - isolated site in coastal location.			
Topography	Unknown.			
Flooding	The site is unaffected by flooding.			
Surface Water Flooding	The northern edge of site affected by surface water flooding.			
Special Landscape Area	The site is not within a Special Landscape Area.			
Green Wedge	The site is not within a Green Wedge designation.			
Conservation Area	The site is not within a designated conservation area.			
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.			
PROW	PROW No.1 runs through the site.			
SINC	52-4-S1			
Other Designations UDP	Site located within Undeveloped Coast designation.			
Other Designations	Site within Lavernock Coast SSSI and 2 No. Scheduled Ancient Monuments within identified site.			
Hazards	Cliff top location.			
Estates Issues	Owning department - Environmental and Economic Regeneration. Land leased to Glamorgan Wildlife Trust. Possible tenanted land issues. Likely ecological issues.			
Legal Issues	Land is leased to Glamorgan Wildlife Trust Ltd until 2021 with option to renew thereafter.			
Parks Comments	Not consulted.			
Countryside Comments	Although site owned by Council existing lease arrangement with Glamorgan Wildlife Trust puts site out of effective control until the end of the lease period.			
General Comments	Site on exposed cliff top between two existing residential holiday caravan parks.			
Assessment	Current use and location within the undeveloped coastal zone preclude further consideration for alternative use. No further consideration deemed necessary.			



Site ID: 38

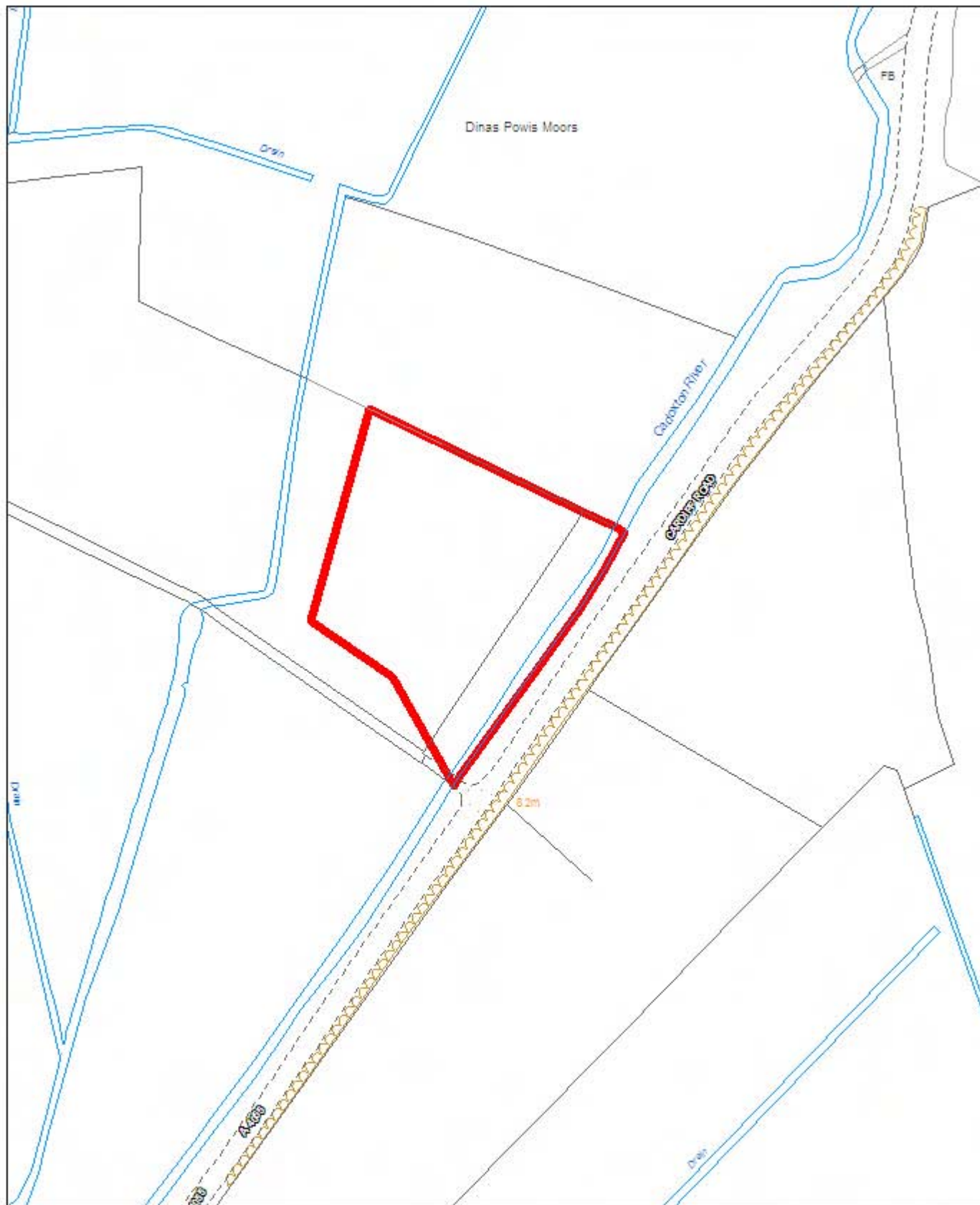
RSPCA Shelter off Penarth Road

Site Name RSPCA Shelter off Penarth Road.**ID** 38**Site Details**

Site Area (Ha)	1.21	Asset No	22250
Ward	Llandough	Easting	317016
Current Use	Animal Shelter.	Northing	173812
Agricultural Land Classification	Grade 3.		

Site Constraints

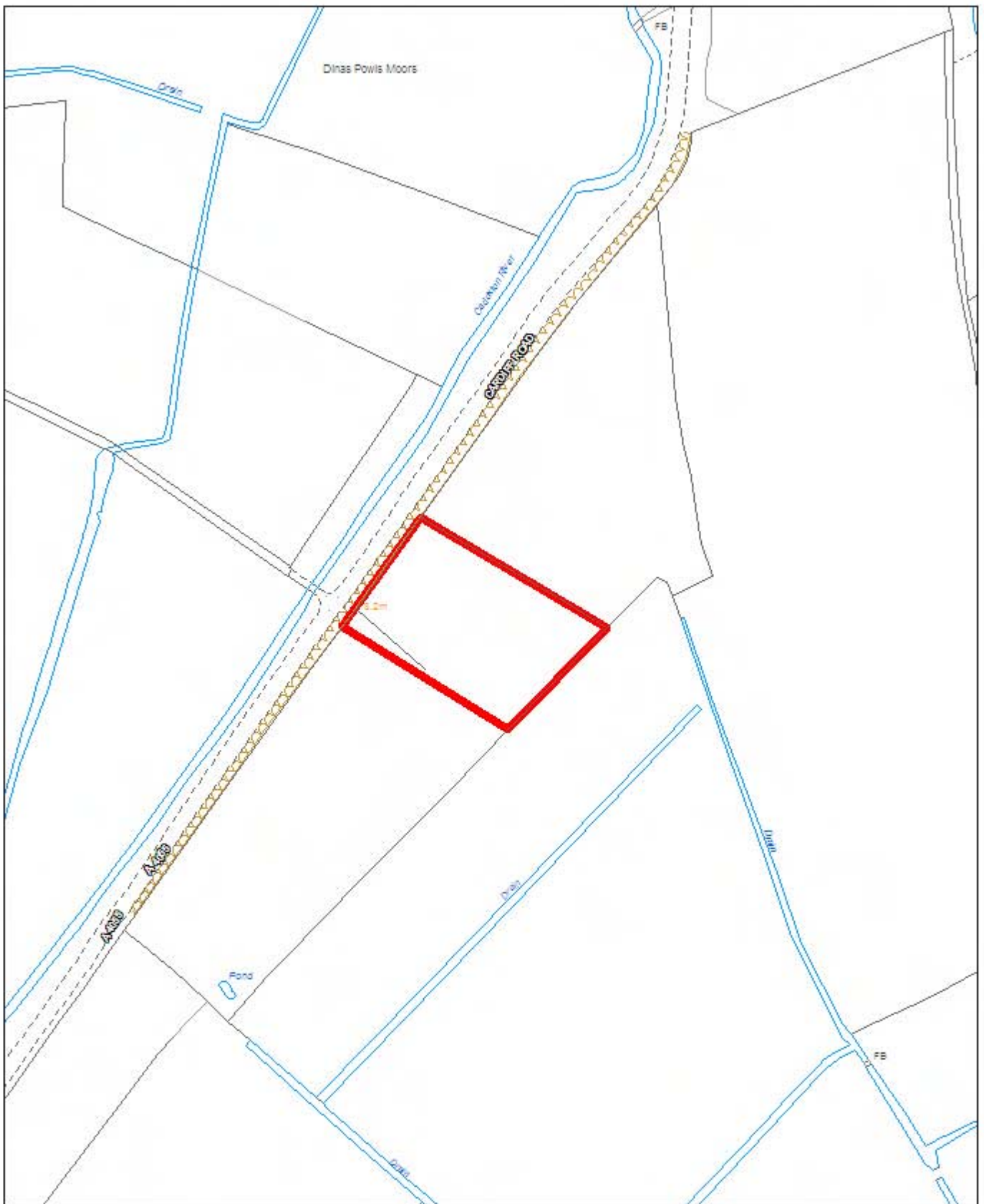
Access	Good - existing metalled highway access available.
Topography	Level - existing developed site.
Flooding	Site affected by Zone C1 flooding.
Surface Water Flooding	The northern part of site affected by surface water flooding.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	None affecting the site.
SINC	None.
Other Designations UDP	None.
Other Designations	None.
Hazards	Proximity of site to River Ely.
Estates Issues	Owning department - Regulatory Service. (see legal comments).
Legal Issues	60% of land leased to private builder for 125 years from 1st April 2008. Remainder of site currently leased to Cardiff Council as animal pound.
Parks Comments	Not consulted.
Countryside Comments	Not consulted.
General Comments	Restricted site on promontory in River Ely.
Assessment	Given the legal status of the site, no further consideration is deemed necessary.



Site ID: 39

Land adjacent to Cardiff Road (north)

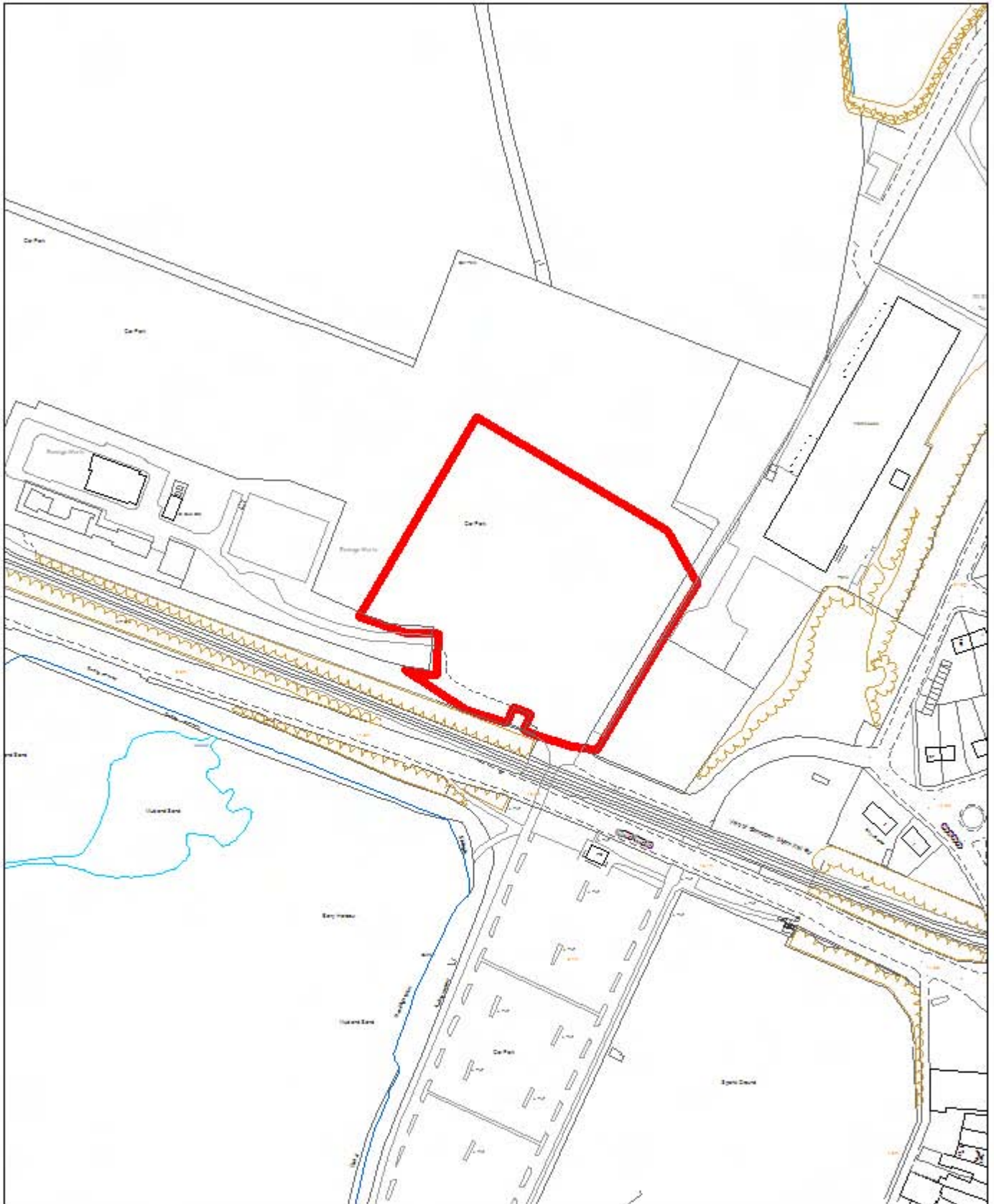
Site Name	Land adjacent to Cardiff Road (north).		ID	39
Site Details				
Site Area (Ha)	0.78	Asset No	00181	
Ward	Dinas Powys	Easting	315080	
Current Use	Agriculture.	Northing	169652	
Agricultural Land Classification	Grade 3.			
Site Constraints				
Access	Good - from existing highway network Cardiff Road.			
Topography	Level.			
Flooding	Entire site and surrounding area affected by Zone C2 flooding.			
Surface Water Flooding	There is significant surface water flooding across most of site.			
Special Landscape Area	The site is not within a Special Landscape Area.			
Green Wedge	The site is not within a Green Wedge designation.			
Conservation Area	The site is not within a designated conservation area.			
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.			
PROW	PROW Nos.12/14 cross the site.			
SINC	51-7-G1			
Other Designations UDP	None.			
Other Designations	None.			
Hazards	None identified.			
Estates Issues	Owning department - Parks and Grounds Maintenance.			
Legal Issues	Land is freehold and there are no legal restrictions on the use of the land.			
Parks Comments	Site not used as public open space. Liable to flooding.			
Countryside Comments	Not consulted.			
General Comments	Site close to existing access point on Cardiff Road, although access to accommodate proposed facility considered improbable.			
Assessment	Flooding precludes further consideration of site for use as Gypsy and Traveller Site. No further consideration deemed necessary.			



Site ID: 40

Land adjacent to Cardiff Road (south)

Site Name	Land adjacent to Cardiff Road (south).		ID	40
Site Details				
Site Area (Ha)	0.57	Asset No	00181	
Ward	Dinas Powys	Easting	315168	
Current Use	Agriculture.	Northing	169555	
Agricultural Land Classification	Grade 3.			
Site Constraints				
Access	Good - from existing highway network Cardiff Road.			
Topography	Level.			
Flooding	Majority of site (60%) and surrounding area affected by Zone C2 flooding.			
Surface Water Flooding	A small element of surface water flooding identified.			
Special Landscape Area	The site is not within a Special Landscape Area.			
Green Wedge	The site is not within a Green Wedge designation.			
Conservation Area	The site is not within a designated conservation area.			
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.			
PROW	None affecting the site.			
SINC	51-7-G1			
Other Designations UDP	None.			
Other Designations	None.			
Hazards	None identified.			
Estates Issues	Owning department - Parks and Grounds Maintenance.			
Legal Issues	Land is freehold and there are no legal restrictions on the use of the land.			
Parks Comments	Site not used as public open space. Liable to flooding.			
Countryside Comments	Not consulted.			
General Comments	Likely to be difficulty in providing access to identified site.			
Assessment	Flooding precludes further consideration of site for use as Gypsy and Traveller Site. No further consideration deemed necessary.			



Site ID: 41

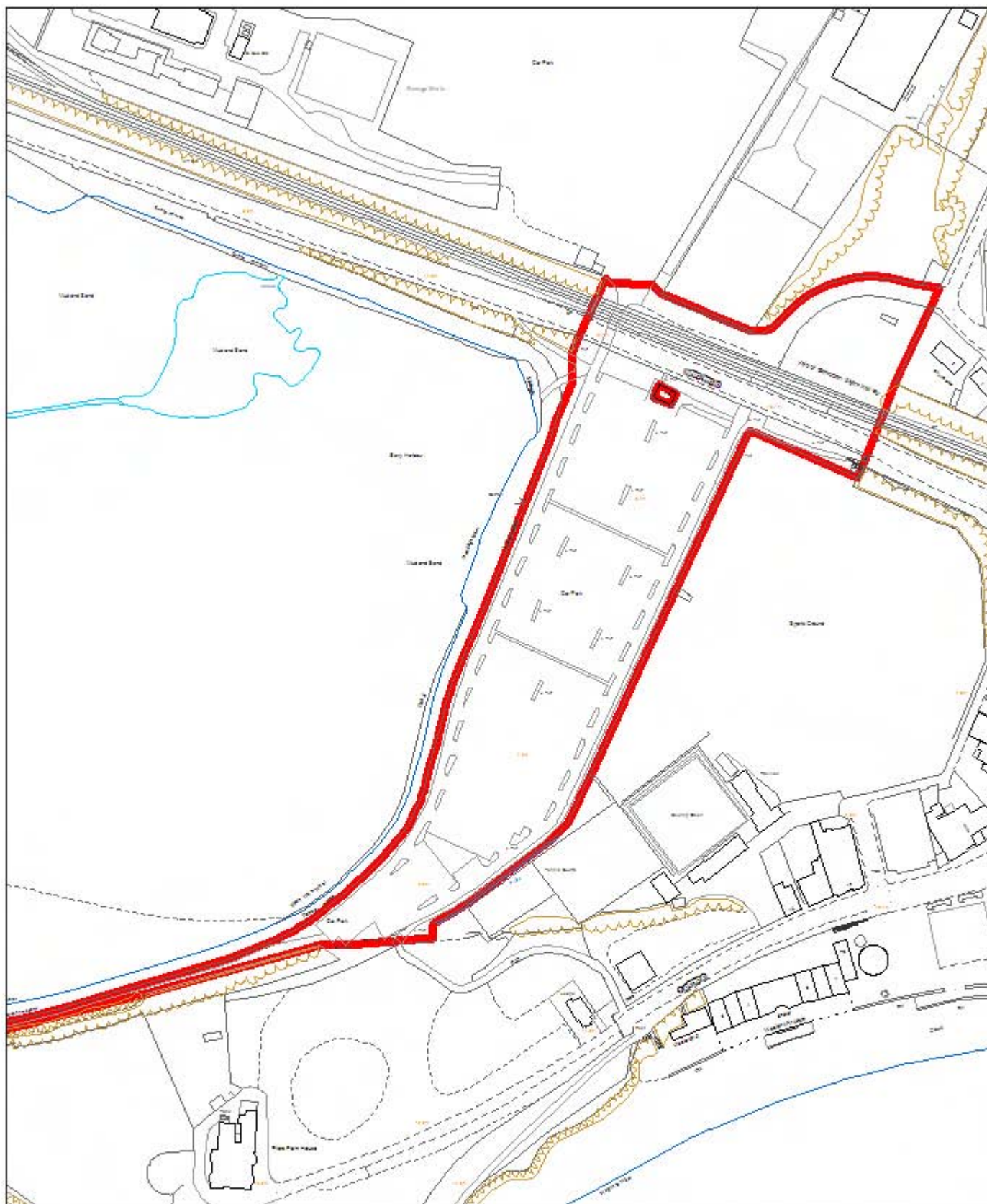
Barry Island Car Park North

Site Name Barry Island Car Park North.**ID** 41**Site Details**

Site Area (Ha)	1.26	Asset No	34360
Ward	Baruc	Easting	311110
Current Use	Public Car Park.	Northing	166854
Agricultural Land Classification	Urban.		

Site Constraints

Access	Good - from existing highway network.
Topography	Level - currently used as a car park.
Flooding	Site affected by Zone B flooding.
Surface Water Flooding	A small part of site affected by surface water flooding.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	None affecting the site.
SINC	None.
Other Designations UDP	Site within residential settlement boundary for Barry and the Developed Coast designation.
Other Designations	Site within the Comprehensive Redevelopment Area for Barry Waterfront.
Hazards	None identified.
Estates Issues	Owning department - Highways land part acquired from ABP (circa 2002). Majority of land held on tenancy basis only by the Council from a consortium of land owners, therefore the land is not in our power to share with third parties even if we wished to do so.
Legal Issues	Overflow car park. Easement in favour of Welsh Water for the sewer that cuts through the middle of the site. Vehicle access rights for access to pumping station and electricity sub station across site.
Parks Comments	Not consulted.
Countryside Comments	Not consulted.
General Comments	Overflow/Coach car park for Barry Island tourism destination. Part of the comprehensive redevelopment area for Barry Waterfront.
Assessment	Tenancy agreement and the importance of current use to the viability of the tourist centre of Barry Island and the sites inclusion within the Barry Waterfront Comprehensive Redevelopment Area precludes further consideration for the proposed use. No further consideration deemed necessary.



Site ID: 42

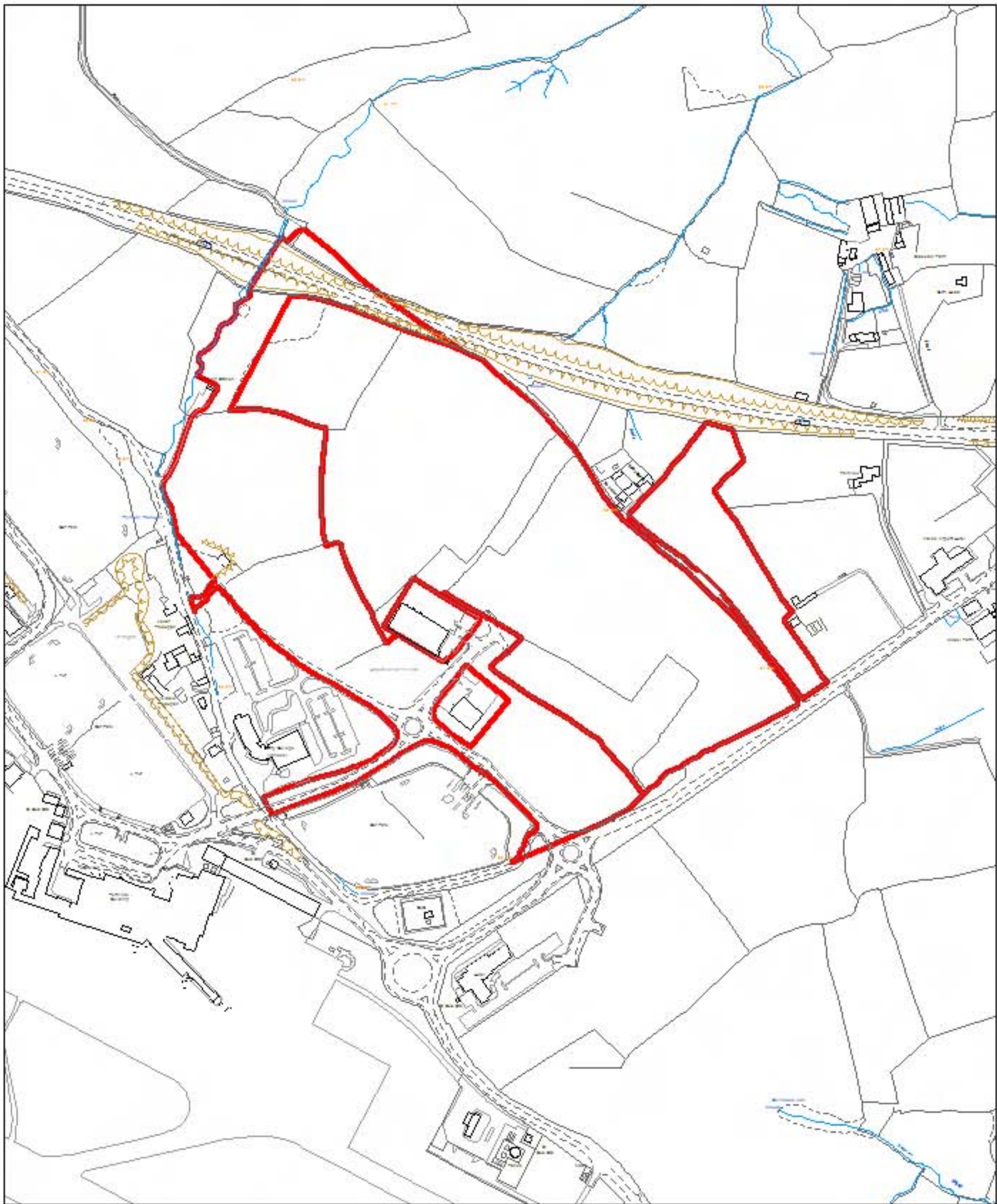
Barry Island Main Car Park

Site Name Barry Island Main Car Park.**ID** 42**Site Details**

Site Area (Ha)	2.74	Asset No	12961
Ward	Baruc	Easting	311088
Current Use	Public Car Park.	Northing	166635
Agricultural Land Classification	Urban.		

Site Constraints

Access	Good - existing metalled highway access available.
Topography	Level - currently used as a car park.
Flooding	Site affected by Zone B & C2 flooding.
Surface Water Flooding	A small part of site affected by surface water flooding.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The main proportion of the site is within Barry Marine conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	None affecting the site.
SINC	56-G4, 56-G2
Other Designations UDP	Site within Developed Coast designation.
Other Designations	None.
Hazards	None identified.
Estates Issues	Owning department - Highways.
Legal Issues	Land is freehold and there are no legal restrictions on the land.
Parks Comments	Not consulted.
Countryside Comments	Not consulted.
General Comments	Primary car parking area servicing Barry Island tourism destination.
Assessment	The importance of current use of the site to the tourism centre of Barry Island preclude further consideration of site. No further consideration deemed necessary.



Site ID: 43

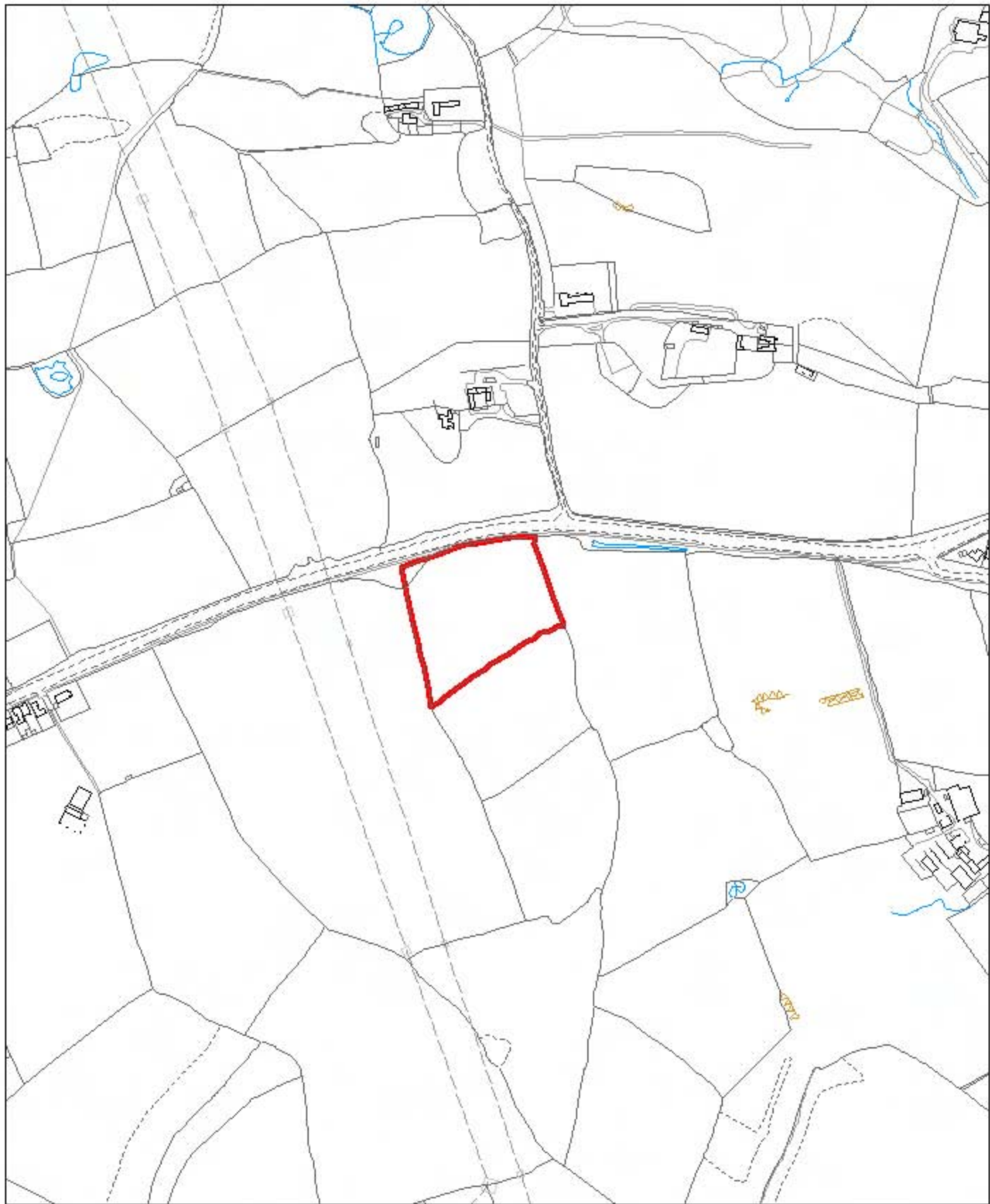
Land at Cardiff Airport

Site Name Land at Cardiff Airport**ID** 43**Site Details**

Site Area (Ha)	25.30	Asset No	21870 / 21871
Ward	Rhoose	Easting	307290
Current Use	Allocated employment site EMP 1(4) Cardiff Airport Business Park	Northing	167726

Agricultural Land Classification Grade 3.**Site Constraints**

Access	Good - from existing highway network.
Topography	Level throughout majority of site, as fitting employment allocation.
Flooding	The site is unaffected by flooding.
Surface Water Flooding	A small number of pockets of Surface Water Flooding around the site.
Special Landscape Area	The site is not within a Special Landscape Area but is adjacent to the Nant Llancarfan SLA to the north.
Green Wedge	The site is adjacent to the Barry/Rhoose Green Wedge to the south of Port Road.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	PROW No.14 runs close to the north east of the site.
SINC	None.
Other Designations UDP	EMP 1(4) Cardiff International Airport Business Park
Other Designations	None.
Hazards	Proximity to Cardiff Airport, local highway network.
Estates Issues	Owning Department - Economic Development.
Legal Issues	Not consulted.
Parks Comments	Not consulted.
Countryside Comments	Not consulted.
General Comments	Strategic employment site in close proximity to Cardiff Airport.
Assessment	The site forms a part of a strategic employment site in an important location that should be maintained for employment uses associated with the airport. Identified as a flagship employment site is the October 2007 Employment Land Study. No further consideration deemed necessary.



Site ID: 44

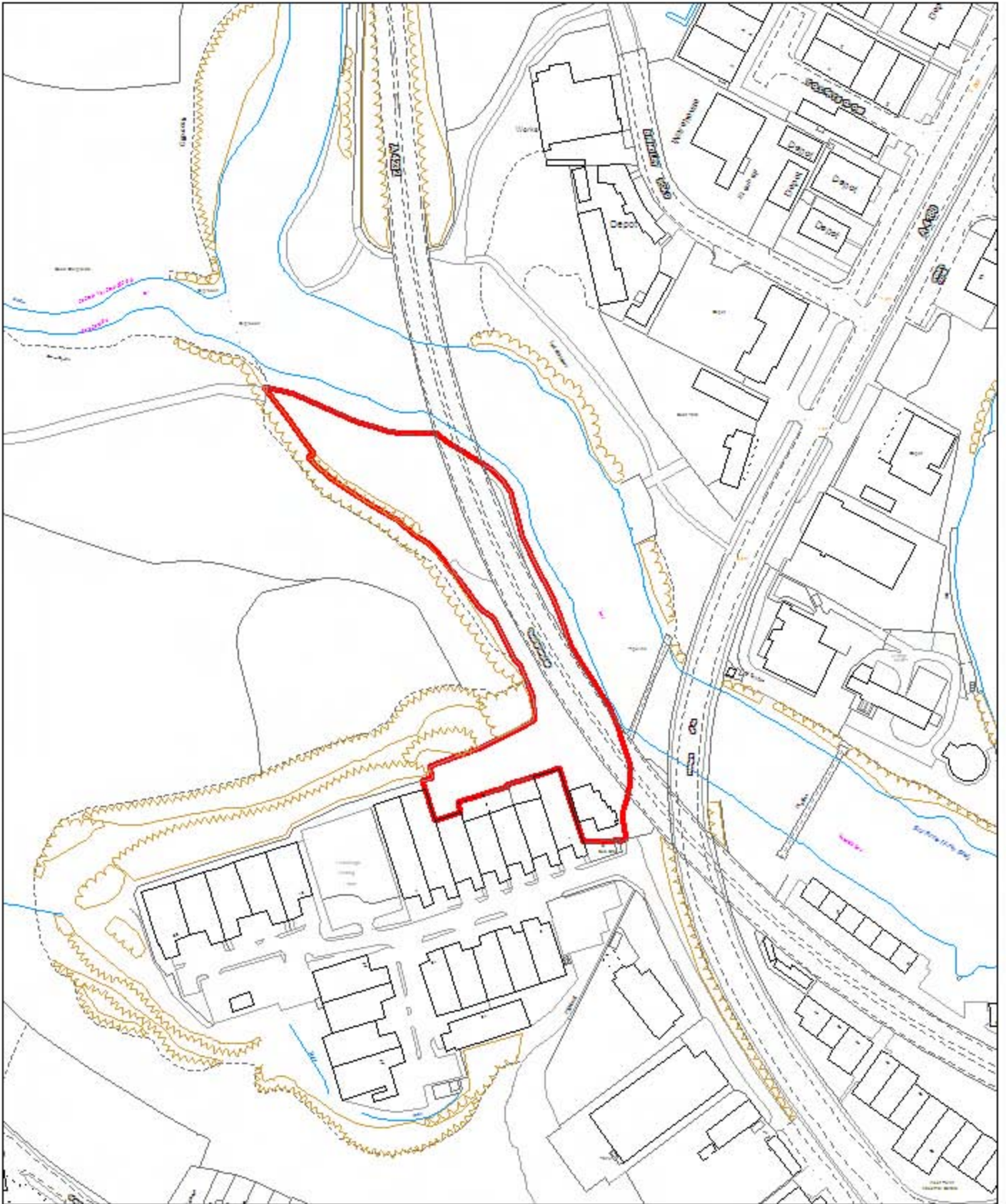
Land at A48 St.Nicholas

Site Name Land at A48 St.Nicholas.**ID** 44**Site Details**

Site Area (Ha)	2.11	Asset No	Site in private ownership.
Ward	Wenvoe	Easting	309880
Current Use	Agriculture.	Northing	174496
Agricultural Land Classification	Grade 2.		

Site Constraints

Access	Good - from existing primary network.
Topography	Generally level agricultural fields.
Flooding	The site is unaffected by flooding.
Surface Water Flooding	The site unaffected by surface water flooding but some surface water "less" flooding to south.
Special Landscape Area	The site is within the Duffryn Basin and Ridge Slopes Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.
PROW	None affecting the site.
SINC	None.
Other Designations UDP	None.
Other Designations	None.
Hazards	Site located on main A48.
Estates Issues	Not consulted - site in private ownership. Land purchase details and any other issues would need to be resolved if the site were to be progressed.
Legal Issues	Not consulted - site in private ownership. Land purchase details and any other issues would need to be resolved if the site were to be progressed.
Parks Comments	Not consulted - site in private ownership.
Countryside Comments	Not consulted - site in private ownership.
General Comments	Site owner agreeable in principle to the proposed alternative use.
Assessment	Loss of Grade 2 agricultural land is contrary to WG policy. Development for the proposed use would have detrimental impact on the Duffryn Basin and Ridge Slopes Special Landscape Area. No further consideration is deemed necessary.



Site ID: 45

BJ Skips, Penarth Road

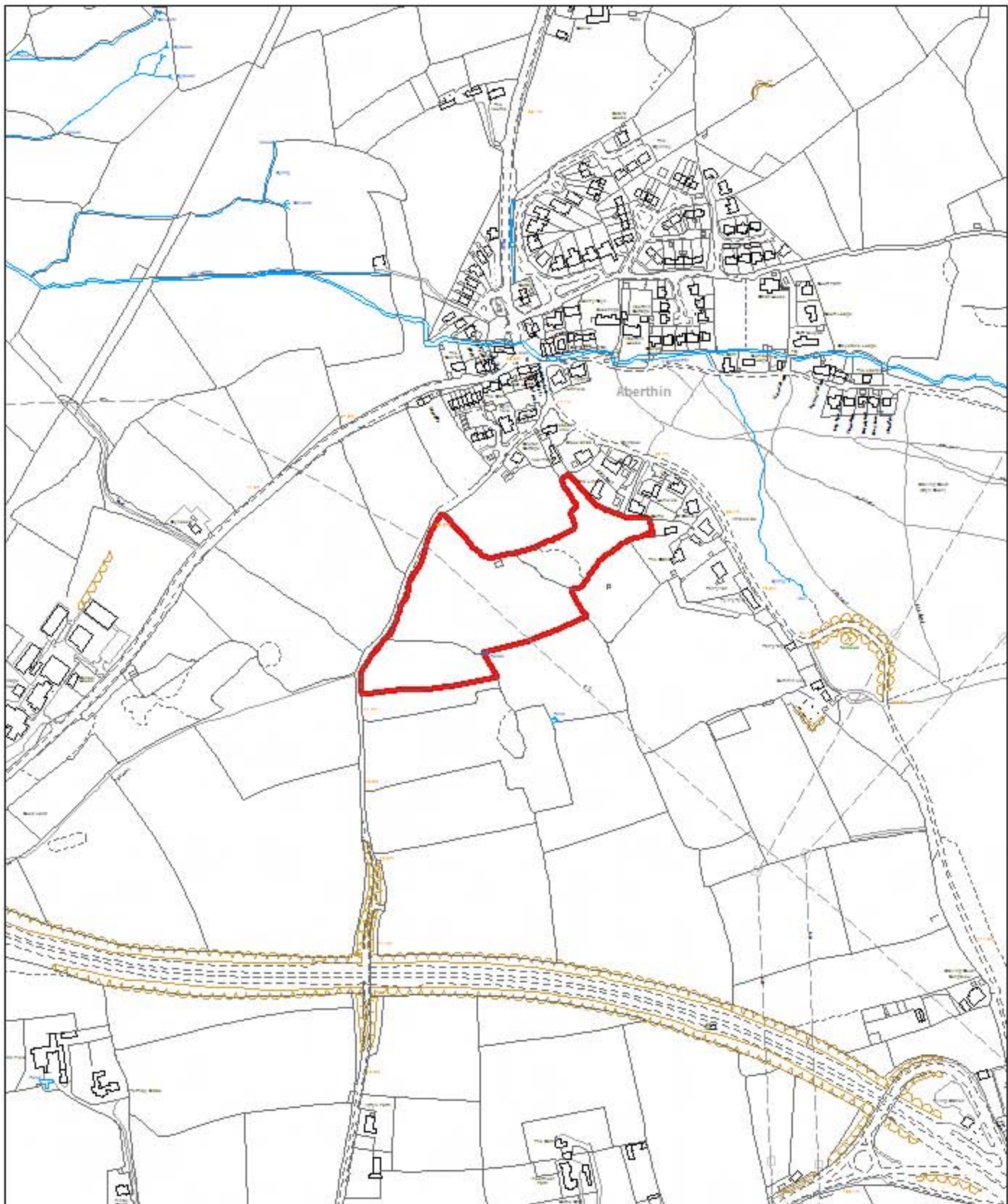
Site Name	BJ Skips, Penarth Road.		ID	45
Site Details				
Site Area (Ha)	1.40	Asset No	Site in private ownership.	
Ward	Llandough	Easting	316694	
Current Use	Employment - skip hire business.	Northing	173730	
Agricultural Land Classification	Urban.			
Site Constraints				
Access	Good - from main highway network via existing employment site.			
Topography	Generally level ground but made up ground. River embankment. Quarry cliffs to western edge.			
Flooding	Northern part of site affected by Zone C1 & B flooding. Large C1 & B Zones surrounding the site.			
Surface Water Flooding	A small part of site directly affected by "Less" surface water flooding. Significant surface water flooding surrounding site.			
Special Landscape Area	Northern half of site within Cwrt Yr Ala Basin Special Landscape Area.			
Green Wedge	The site is not within a Green Wedge designation.			
Conservation Area	The site is not within a designated conservation area.			
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.			
PROW	None affecting the site.			
SINC	Immediately adjacent to 28-1-W1 an extensive area of Broadleaved Woodland.			
Other Designations UDP	None.			
Other Designations	Much of site lies within the Cwm Cydfin SSSI.			
Hazards	Bounded by the River Ely along the eastern boundary. Close to A4160 Penarth Road. Within an existing employment site.			
Estates Issues	Not consulted - site in private ownership. Land purchase details and any other issues would need to be resolved if the site were to be progressed.			
Legal Issues	Not consulted - site in private ownership. Land purchase details and any other issues would need to be resolved if the site were to be progressed.			
Parks Comments	Not consulted - site in private ownership.			
Countryside Comments	Not consulted - site in private ownership.			
General Comments	Site owners son has advised that the site will likely be marketed towards the end of the year following retirement of the owner. Indicated that sale for alternative use would be considered.			
Assessment	While the site is reasonably well located to services and facilities offered by both Cardiff and Penarth, the range and level of constraints that have been identified e.g. the site layout and access, possible flooding, close proximity of the site to hazards and nature conservation designations, it is considered that further consideration of the site for the suggested use is not warranted.			



Site ID: 46

Land at Port Road, Nurston (2392/C S1)

Site Name	Land at Port Road, Nurston (2392/CS1).		ID	46
Site Details				
Site Area (Ha)	2.32	Asset No	Site in private ownership.	
Ward	Rhoose	Easting	305570	
Current Use	Agriculture - grazing.	Northing	167120	
Agricultural Land Classification	Grade 2.			
Site Constraints				
Access	Good - from immediate highway network but somewhat isolated from main roads.			
Topography	Generally level agricultural fields.			
Flooding	The site is unaffected by flooding.			
Surface Water Flooding	The site is not affected by surface water flooding.			
Special Landscape Area	The site is not within a Special Landscape Area.			
Green Wedge	The site is site is within the current Barry, Rhoose, St.Athan Green Wedge designation.			
Conservation Area	The site is not within a designated conservation area.			
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.			
PROW	PROW 18 (cart road) runs north south to east of site.			
SINC	None.			
Other Designations UDP	None.			
Other Designations	None.			
Hazards	Close proximity to Cardiff Airport.			
Estates Issues	Not consulted - site in private ownership. Land purchase details and any other issues would need to be resolved if the site were to be progressed.			
Legal Issues	Not consulted - site in private ownership. Land purchase details and any other issues would need to be resolved if the site were to be progressed.			
Parks Comments	Not consulted - site in private ownership.			
Countryside Comments	Not consulted - site in private ownership.			
General Comments	Site identified from candidate site submissions. Site owner agreeable in principle to alternative use subject to assessment and negotiation of terms and conditions.			
Assessment	The site is reasonably sustainable being located close to the services and amenities of Rhoose. The loss of Grade 2 agricultural land is contrary to WG policy. Nurston is a small hamlet and the impact of a Gypsy and Traveller site on such a small settlement could be substantial. The proximity to the airport is not considered to be a major issue that would impact upon the selection of the site. The location of the site within a green wedge should prevent further consideration. No further consideration deemed necessary.			



Site ID: 47

Land at Aberthin Lane, Aberthin (2381/CS1)

Site Name	Land at Aberthin Lane, Aberthin (2381/CS1).		ID	47
Site Details				
Site Area (Ha)	3.13	Asset No	Site in private ownership.	
Ward	Cowbridge	Easting	300729	
Current Use	Agriculture - grazing.	Northing	174931	
Agricultural Land Classification	Primarily Grade 3c.			
Site Constraints				
Access	Fair - site is bounded by a rural road that could provide for access however likely that significant detrimental impact would occur to hedgerows etc. to enable access to be achieved.			
Topography	Elevated and sloping site with gradient running south to north.			
Flooding	The site is unaffected by flooding.			
Surface Water Flooding	The site is not affected by surface water flooding.			
Special Landscape Area	The site is located within the Upper Thaw Valley Special Landscape Area.			
Green Wedge	The site is not within a Green Wedge designation.			
Conservation Area	The northern boundary of the site abuts the Aberthin Conservation Area.			
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.			
PROW	PROW 37 runs to the south of the site boundary.			
SINC	None.			
Other Designations UDP	None.			
Other Designations	None.			
Hazards	None identified.			
Estates Issues	Not consulted - site in private ownership. Land purchase details and any other issues would need to be resolved if the site were to be progressed.			
Legal Issues	Not consulted - site in private ownership. Land purchase details and any other issues would need to be resolved if the site were to be progressed.			
Parks Comments	Not consulted - site in private ownership.			
Countryside Comments	Not consulted - site in private ownership.			
General Comments	The site is in close proximity to the village of Aberthin. Elevated site. Possible impact upon Aberthin Conservation Area. Loss of hedgerows to facilitate access as well as through site development.			
Assessment	The site is elevated above the village of Aberthin and development for the proposed use would be highly visible and have a detrimental impact upon the Special Landscape Area as well as impacting upon the Aberthin Conservation Area. No further consideration should be afforded to this site.			

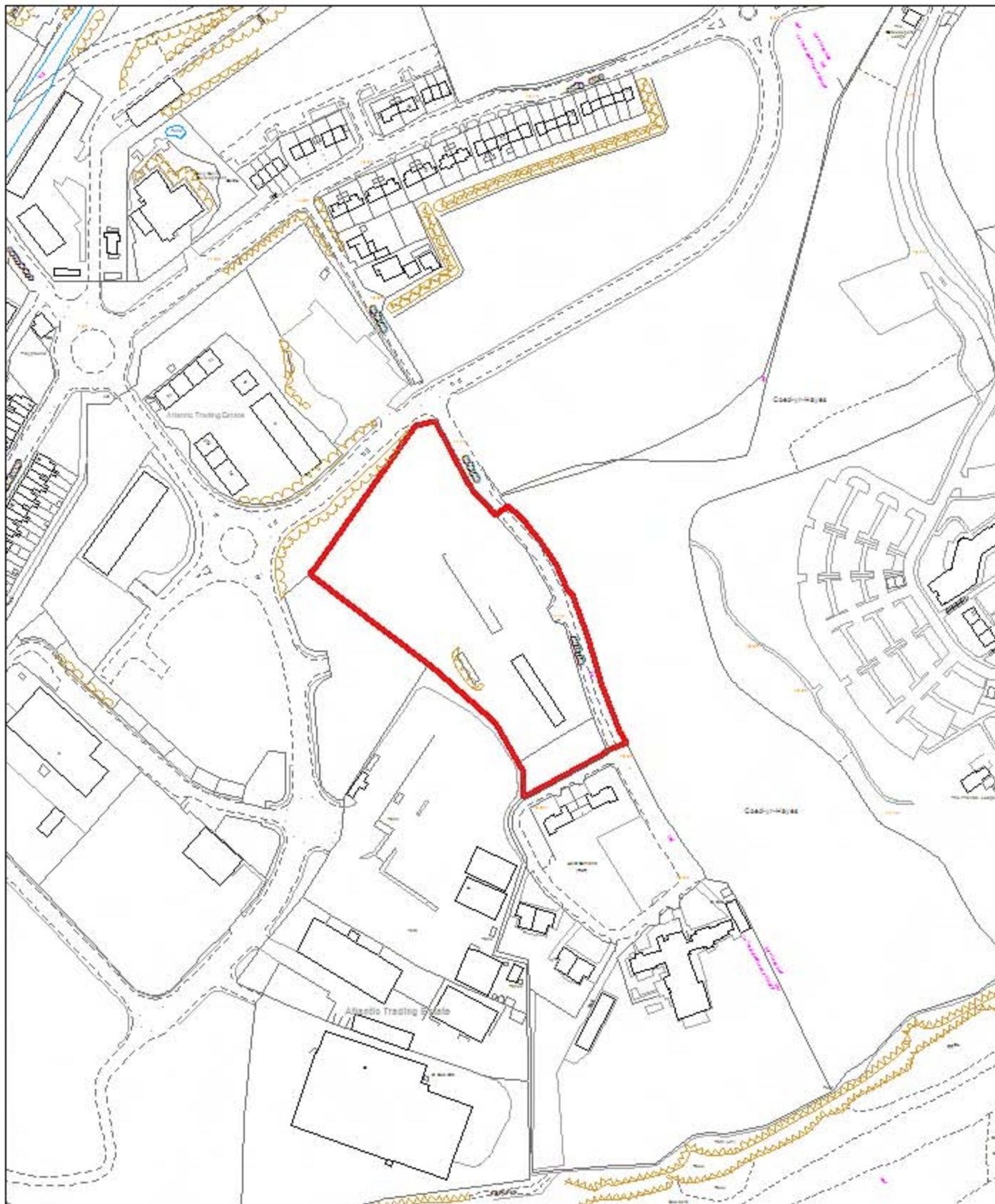
Site Name	Marley Tiles Site, Ruthin (2548/CS1)	ID	48
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Site Details

Site Area (Ha)	1.63	Asset No	Site in private ownership.
Ward	Llandow / Ewenny	Easting	297026
Current Use	Employment site.	Northing	179248
Agricultural Land Classification	Non agricultural.		

Site Constraints

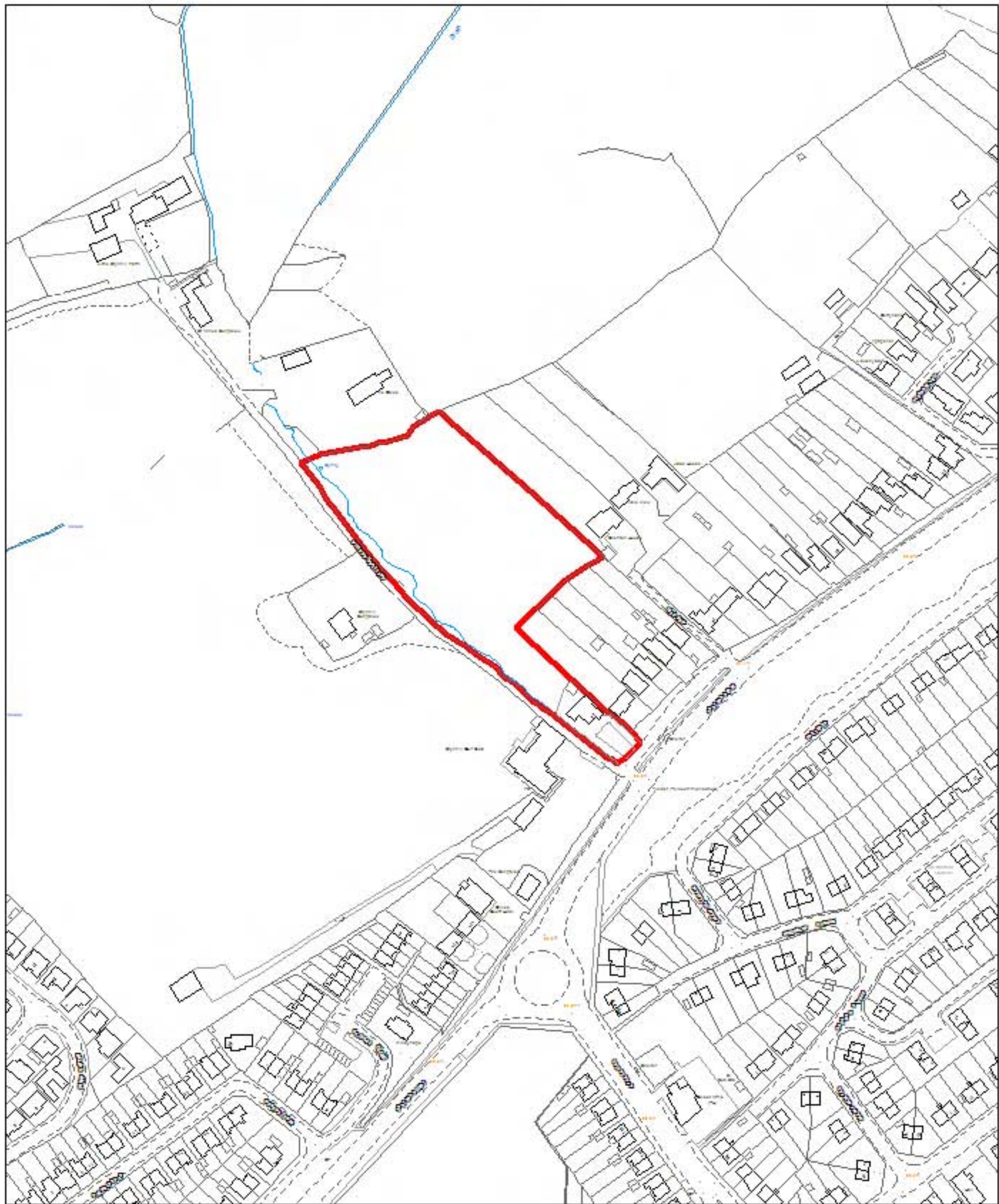
Access	Good - current access serves significant employment site.
Topography	Level.
Flooding	The site is unaffected by flooding.
Surface Water Flooding	A small part of site affected by "Less" surface water flooding. Not considered likely to have a bearing on any alternative use.
Special Landscape Area	The site is not within a Special Landscape Area.
Green Wedge	The site is not within a Green Wedge designation.
Conservation Area	The site is not within a designated conservation area.
Quarry Buffer Zone	The site is located within the quarry buffer zone for Garwa and Ruthin quarry.
PROW	PROW 45 to northern boundary of the site.
SINC	None.
Other Designations UDP	None.
Other Designations	None.
Hazards	None identified.
Estates Issues	Not consulted - site in private ownership. Land purchase details and any other issues would need to be resolved if the site were to be progressed.
Legal Issues	Not consulted - site in private ownership. Land purchase details and any other issues would need to be resolved if the site were to be progressed.
Parks Comments	Not consulted - site in private ownership.
Countryside Comments	Not consulted - site in private ownership.
General Comments	Site has previously been linked with the relocation of the Cowbridge Cattle Market. Existing established employment use the loss of which should be resisted.
Assessment	The loss of the existing employment site and the location within the Garwa and Ruthin quarry buffer zone preclude further consideration of the site.



Site ID: 49

Spider Camp, Hayes Lane, Barry (2597/CS2)

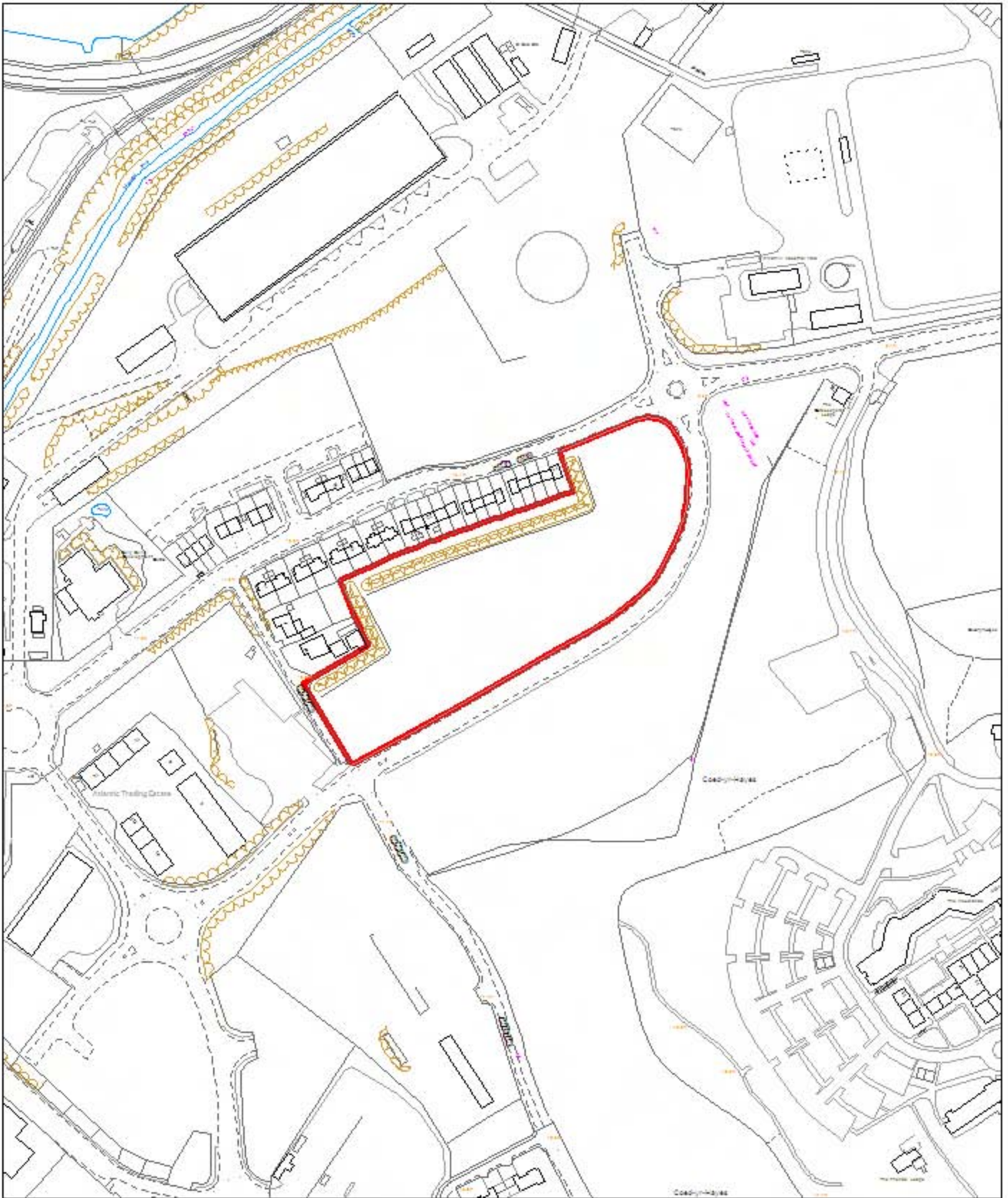
Site Name	Spider Camp, Hayes Lane, Barry (2597/CS2)		ID	49
Site Details				
Site Area (Ha)	1.61	Asset No	Site in private ownership.	
Ward	Castleland	Easting	313673	
Current Use	Rough ground (see General comments below).	Northing	167496	
Agricultural Land Classification	Urban.			
Site Constraints				
Access	Good - from existing highway network.			
Topography	Level.			
Flooding	The site is unaffected by flooding.			
Surface Water Flooding	The site is not affected by surface water flooding.			
Special Landscape Area	The site is not within a Special Landscape Area.			
Green Wedge	The site is not within a Green Wedge designation.			
Conservation Area	The site is not within a designated conservation area.			
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.			
PROW	None affecting the site.			
SINC	None.			
Other Designations UDP	EMP 1(6) Hayes Lane allocated employment site.			
Other Designations	Hayes Point to Bendrick Rock SSSI to south along coast.			
Hazards	Site in close proximity to Atlantic Trading Estate.			
Estates Issues	Not consulted - site in private ownership. Land purchase details and any other issues would need to be resolved if the site were to be progressed.			
Legal Issues	Not consulted - site in private ownership. Land purchase details and any other issues would need to be resolved if the site were to be progressed.			
Parks Comments	Not consulted - site in private ownership.			
Countryside Comments	Not consulted - site in private ownership.			
General Comments	Considerable planning history primarily for commercial vehicles sales/storage. Latest application for Waste Management Transfer Depot approved June 2005. Further development of the site is subject to consultation with the Environment Agency as it lies within 250 metres of a former landfill site and the flood defence levels need to be raised to a minimum 8.6 AOD (Adopted UDP EMP1 Site 6 Hayes Road).			
Assessment	An employment site in close proximity to Atlantic Trading Estate, previous comments in UDP indicate that the site could form a part of a more comprehensive redevelopment of the Atlantic Trading Estate. An existing employment allocation with an extant consent (2004/01505/FUL) for use as a Waste Management Transfer Depot. The location of the site close to Atlantic Trading Estate provides for a concentration of uses in this area that should be protected. Alternative use could be considered incompatible with adjacent employment sites. No further consideration deemed necessary.			



Site ID: 50

Land at Port Road East, Barry (2597/CS1)

Site Name	Land at Port Road East, Barry (2597/CS1)		ID	50
Site Details				
Site Area (Ha)	1.33	Asset No	Site in private ownership.	
Ward	Dyfan	Easting	310726	
Current Use	Overgrown/rough ground/woodland.	Northing	169828	
Agricultural Land Classification	Urban/predominantly Non Agricultural.			
Site Constraints				
Access	Fair - from existing highway network via Little Brynhill Lane.			
Topography	Site slopes into the valley to the north.			
Flooding	The site is unaffected by flooding.			
Surface Water Flooding	The site is not affected by surface water flooding.			
Special Landscape Area	The site is within and on the southern ridge edge of the Duffryn Basin and Ridge Slopes Special Landscape Area.			
Green Wedge	The site is not within a Green Wedge designation.			
Conservation Area	The site is not within a designated conservation area.			
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.			
PROW	PROW Barry No.54 runs adjacent to the site.			
SINC	42-W5 (broadleaved woodland covers whole site)			
Other Designations UDP	None.			
Other Designations	None.			
Hazards	None.			
Estates Issues	Not consulted - site in private ownership. Land purchase details and any other issues would need to be resolved if the site were to be progressed.			
Legal Issues	Not consulted - site in private ownership. Land purchase details and any other issues would need to be resolved if the site were to be progressed.			
Parks Comments	Not consulted - site in private ownership.			
Countryside Comments	Not consulted - site in private ownership.			
General Comments	Prominent ridge slope to north of Barry.			
Assessment	The site sits on the prominent ridge slope to the north of Barry on the edge of the Duffryn Basin and Ridge Slopes SLA. The development of the site would have a significant detrimental impact on the visual qualities of the SLA. While access could be achieved, it is considered that Little Brynhill Lane is not ideally suited to providing for the identified use. Development of the site would result in the loss of a local ecological designation (broadleaved woodland). No further consideration deemed necessary.			



Site ID: 51

Land at Hayes Wood, Barry (2396/CS3)

Site Name	Land at Hayes Wood, Barry (2396/CS3)		ID	51
Site Details				
Site Area (Ha)	1.82	Asset No	Site in private ownership	
Ward	Castleland	Easting	313758	
Current Use	Overgrown vacant employment site.	Northing	167701	
Agricultural Land Classification	Urban.			
Site Constraints				
Access	Good - from existing highway network.			
Topography	Level.			
Flooding	The site is unaffected by flooding.			
Surface Water Flooding	A small band of "Less" Surface Water Flooding crosses the site north/south close to the eastern edge.			
Special Landscape Area	The site is not within a Special Landscape Area.			
Green Wedge	The site is not within a Green Wedge designation.			
Conservation Area	The site is not within a designated conservation area.			
Quarry Buffer Zone	The site is not within a defined quarry buffer zone.			
PROW	None affecting the site.			
SINC	None.			
Other Designations UDP	EMP 1(7) Hayes Lane allocated employment site.			
Other Designations	Hayes Point to Bendrick Rock SSSI to south along coast.			
Hazards	Site in close proximity to Atlantic Trading Estate.			
Estates Issues	Not consulted - site in private ownership. Land purchase details and any other issues would need to be resolved if the site were to be progressed.			
Legal Issues	Not consulted - site in private ownership. Land purchase details and any other issues would need to be resolved if the site were to be progressed.			
Parks Comments	Not consulted - site in private ownership.			
Countryside Comments	Not consulted - site in private ownership.			
General Comments	Former sports ground now owned by Welsh Government. Adjacent to residential area along Hayes Road. It is believed that the WG intend to dispose of the site at auction in September 2011 as a part of their asset realisation programme.			
Assessment	An allocated (UDP) employment site in close proximity to Atlantic Trading Estate, that could form a part of a more comprehensive redevelopment of the Atlantic Trading Estate area. Important employment site the allocation of which is likely to be maintained as a part of the emerging LDP. No further consideration necessary.			



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